


FOR LEASE

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10700

Telge Road
HOUSTON | TX

±230,014 SF
excellent condition
refrigerated warehouse,
divisible and expandable,
renovated in 2019

Strategic Northwest Houston location well-suited for serving the Greater Metro Area, Texas statewide, and neighboring states!

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FREEZER SPECIFICATIONS

| | |
|-------------------|--|
| Freezer Warehouse | 96,991 SF; 3.8M Cubic Feet |
| Clear Height | 42' |
| Warehouse Temps. | -5°F and -10°F |
| Cold Dock | 32°F |
| Refrigeration | Independent Central Ammonia Refrigeration Systems, TwinScrew Compressors |
| Loading | 14 (9'x10') Dock High Doors with new frames |
| Racking | Fully racked with galvanized, structural steel racking (no in-rack sprinklers) |
| Welfare | Shipping office and restrooms |

COOLER SPECIFICATIONS

| | |
|------------------|--|
| Cooler Warehouse | 133,023 SF; 3.6M Cubic Feet |
| Clear Height | 31' |
| Warehouse Temps. | 32°F to 50°F |
| Cold Dock | 34°F and 40°F |
| Refrigeration | Independent Central Ammonia Refrigeration Systems, Screw & Reciprocating Compressors |
| Loading | 27 (9'x10') Dock High Doors with new frames and seals |
| Temperatures | Multiple Temperature Zones, Well Suited to Value-Add Services |
| Office | 14,023 Two-Story Office with Elevator, Separate |

LOCATION INFORMATION



Carriers

FedEx Ground: 12.7 miles
UPS: 21.7 miles



Proximity to Interstates

I-45: 20.0 miles
I-10: 10.5 miles
Loop 610: 16.7 miles
Hwy 99: 10.0 miles
Beltway 8: 8.5 miles



Airport

George Bush Intercontinental Airport: 30 mi

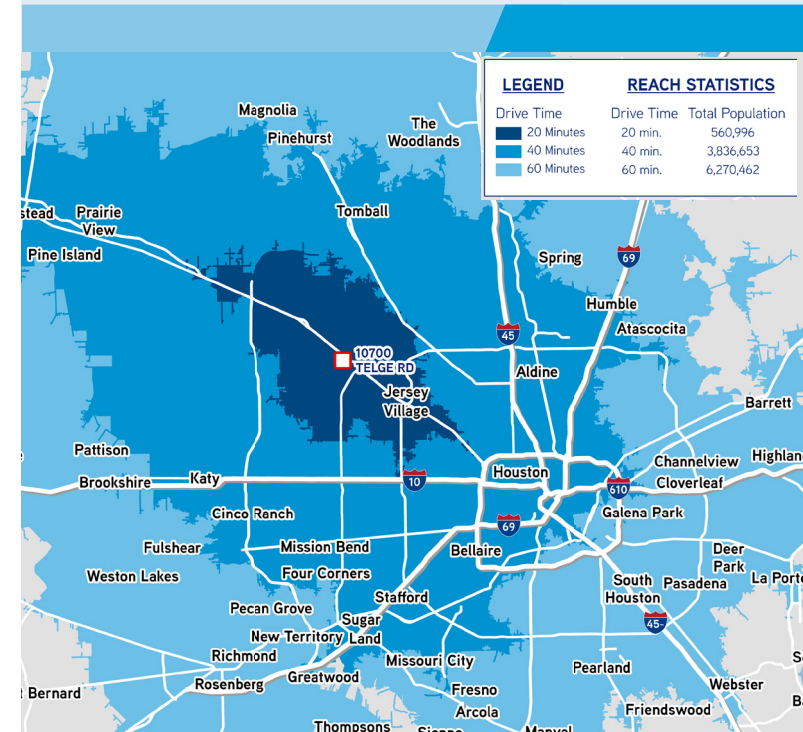


Drive Times

20 mins : 560,996 population
40 mins : 3,836,653 population
60 mins : 6,270,462 population

KEY FEATURES:

- Established MUD with low tax rate
- Freeport Tax Exemption
- Access to US 290 via Telge & Berwick
- Multiple points of ingress/egress
- ESFR Sprinkler
- On-site trailer parking
- Located outside floodplain
- Employee & trailer parking available for large workforce and over 100 trailers





THE BUILDING

The Highland Grove Business Park, formerly Randall's grocery distribution facility, is a new 70 acre master planned business park with 1.1 million SF of industrial space in Northwest Houston.

THE SPACE

The cold storage portion of the park consists of a 96,991 SF freezer building and a 133,023 SF cooler building. The cold storage was built to the highest industry standards and has been very well maintained.

THE AREA

Highland Grove is centrally located in the heart of the Northwest Houston corridor fronting Highway 290 providing outstanding visibility and freeway access. The location provides connectivity to major population and business centers in the greater

Houston area as well as other major metros of Texas via close proximity to Beltway 8 and Grand Parkway (99) and convenient drive times to I-45, I-10 and Loop 610.