

# FOR LEASE

3 FREESTANDING  
BUILDINGS AVAILABLE



UNIQUE OPPORTUNITY IN THE NW SUBMARKET

KBCADVISORS

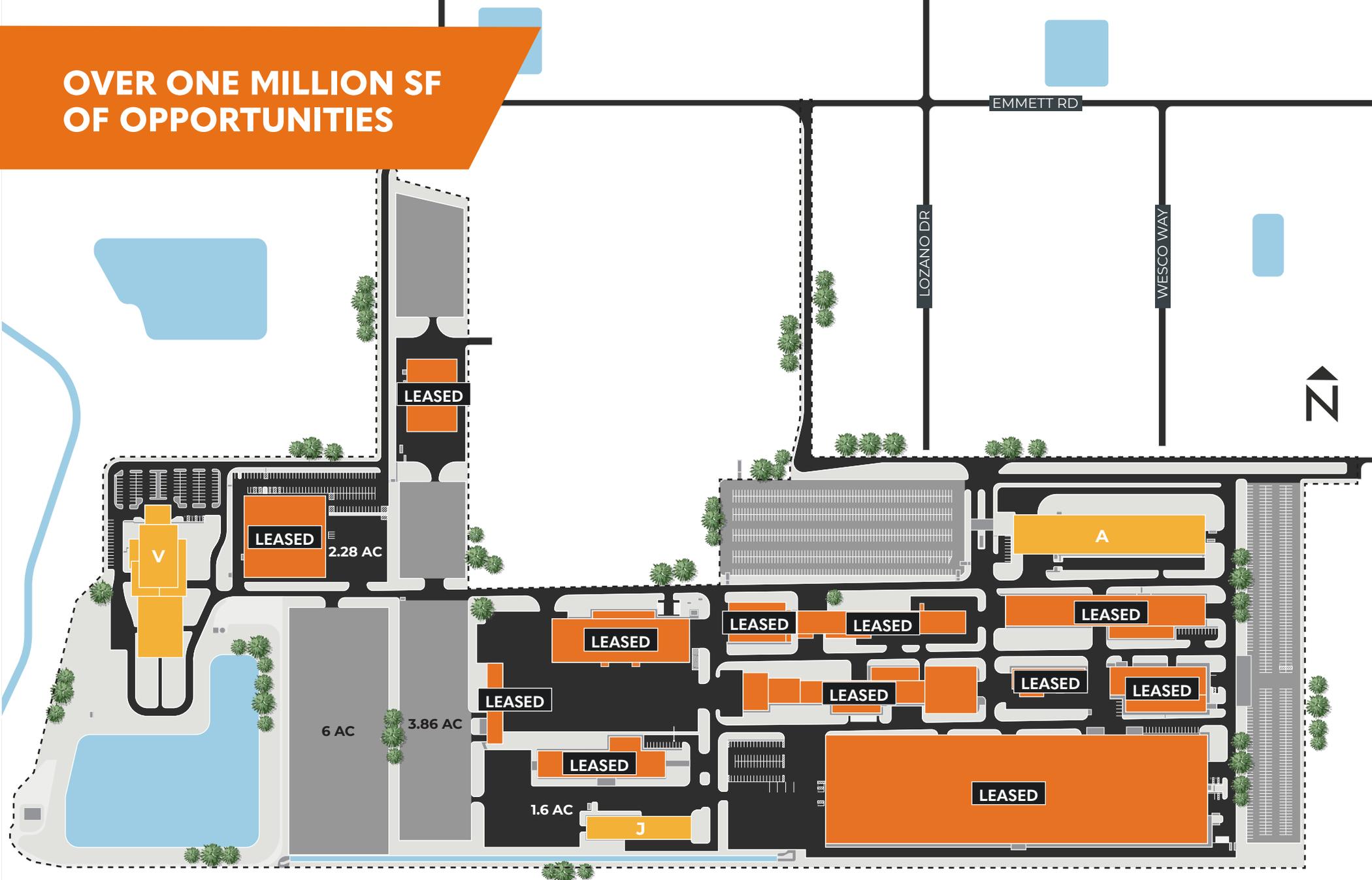
 Welcome  
Realty Advisors

# WELCOME TO NORTHWEST RESERVOIR DISTRICT

THE MANUFACTURING  
DESTINATION IN HOUSTON, TX

- » CRANE SERVED MANUFACTURING FACILITIES IN BUSINESS PARK SETTING
- » A LIMITED SUPPLY OF CRANE SERVED BUILDINGS IN NW SUBMARKET
- » EXCELLENT LOCATION WITH QUICK ACCESS TO FM 529, HWY 290, HWY 6, AND BELTWAY 8
- » HEAVY POWER AND ABOVE AVERAGE CLEAR HEIGHT
- » WILL LEASE INDIVIDUAL BUILDINGS
- » STRONG LABOR FORCE

# OVER ONE MILLION SF OF OPPORTUNITIES



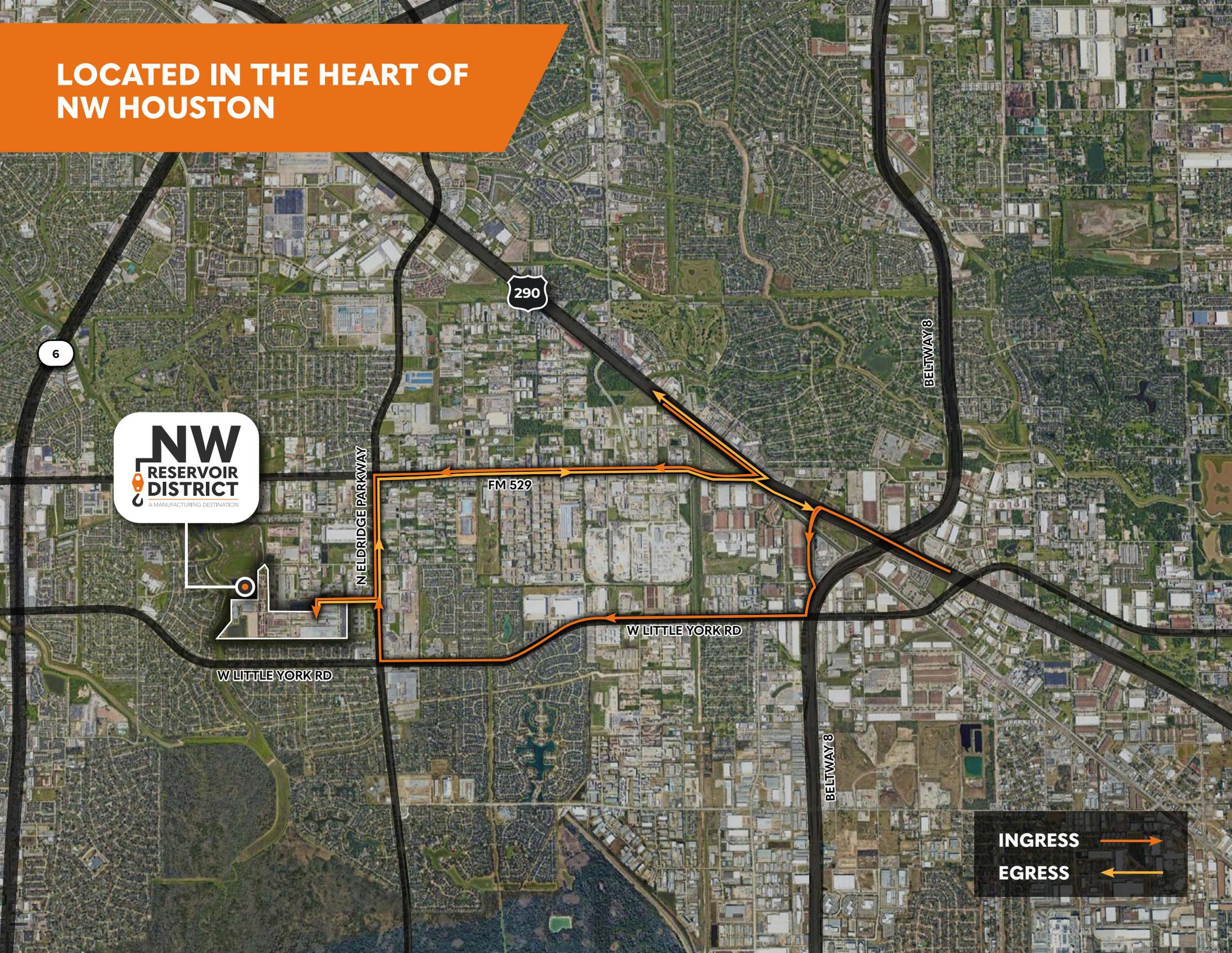
<b>A</b>	Warehouse	<b>71,728 SF</b>	<b>E</b>	Coating	<b>LEASED</b>	<b>I</b>	Riser Tall Assembly	<b>LEASED</b>	<b>M</b>	Riser Facility	<b>LEASED</b>
<b>B</b>	Assembly	<b>LEASED</b>	<b>F</b>	Fabrication	<b>LEASED</b>	<b>J</b>	Vehicle Maintenance	<b>23,871 SF</b>	<b>T</b>	Pipe Fabrication	<b>LEASED</b>
<b>C</b>	R&D	<b>LEASED</b>	<b>G</b>	Finish Machine Shop	<b>LEASED</b>	<b>K</b>	Retro-Fit	<b>LEASED</b>	<b>U</b>	Controls	<b>LEASED</b>
<b>D</b>	Connector Test	<b>LEASED</b>	<b>H</b>	Heavy Fabrication	<b>LEASED</b>	<b>L</b>	Crane Building and Yard	<b>LEASED</b>	<b>V</b>	GOS Training	<b>67,684 SF</b>

# ENDLESS POSSIBILITIES FOR MANUFACTURING SPACE

	BUILDING	SHOP SIZE (SF)	OFFICE SIZE (SF)	TOTAL AVAILABLE (SF)
<b>A</b>	<b>Warehouse</b>	<b>66,252</b>	<b>5,476</b>	<b>71,728</b>
B	Assembly	56,505	8,113	LEASED
C	R&D	28,924	40,083	LEASED
D	Connector Test	15,948	1,547	LEASED
E	Coating	36,820	2,088	LEASED
H	Heavy Fabrication	21,340	1,615	LEASED
G	Finish Machine Shop	393,119	64,900	LEASED
F	Fabrication	57,900	4,800	LEASED
I	Riser Tall Assembly	16,025	0	LEASED
<b>J</b>	<b>Vehicle Maintenance</b>	<b>22,046</b>	<b>1,825</b>	<b>23,871</b>
K	Retro-Fit	32,226	4,628	LEASED
L	Crane Building and Yard	11,136	0	LEASED
M	Riser Facility	66,390	5,800	LEASED
T	Pipe Fabrication	32,360	2,144	LEASED
U	Controls	53,872	35,872	LEASED
<b>V</b>	<b>GOS Training</b>	<b>0</b>	<b>67,684</b>	<b>67,684</b>
	Gate House	0	930	LEASED



# LOCATED IN THE HEART OF NW HOUSTON



6

290

BELTWAY 8

**NW**  
**RESERVOIR**  
**DISTRICT**  
A MANUFACTURING DESTINATION

N ELDRIDGE PARKWAY

FM 529

W LITTLE YORK RD

W LITTLE YORK RD

BELTWAY 8

**INGRESS** →  
**EGRESS** ←

# THE DISTRICT IS ELEVATED BY A STRONG LABOR FORCE

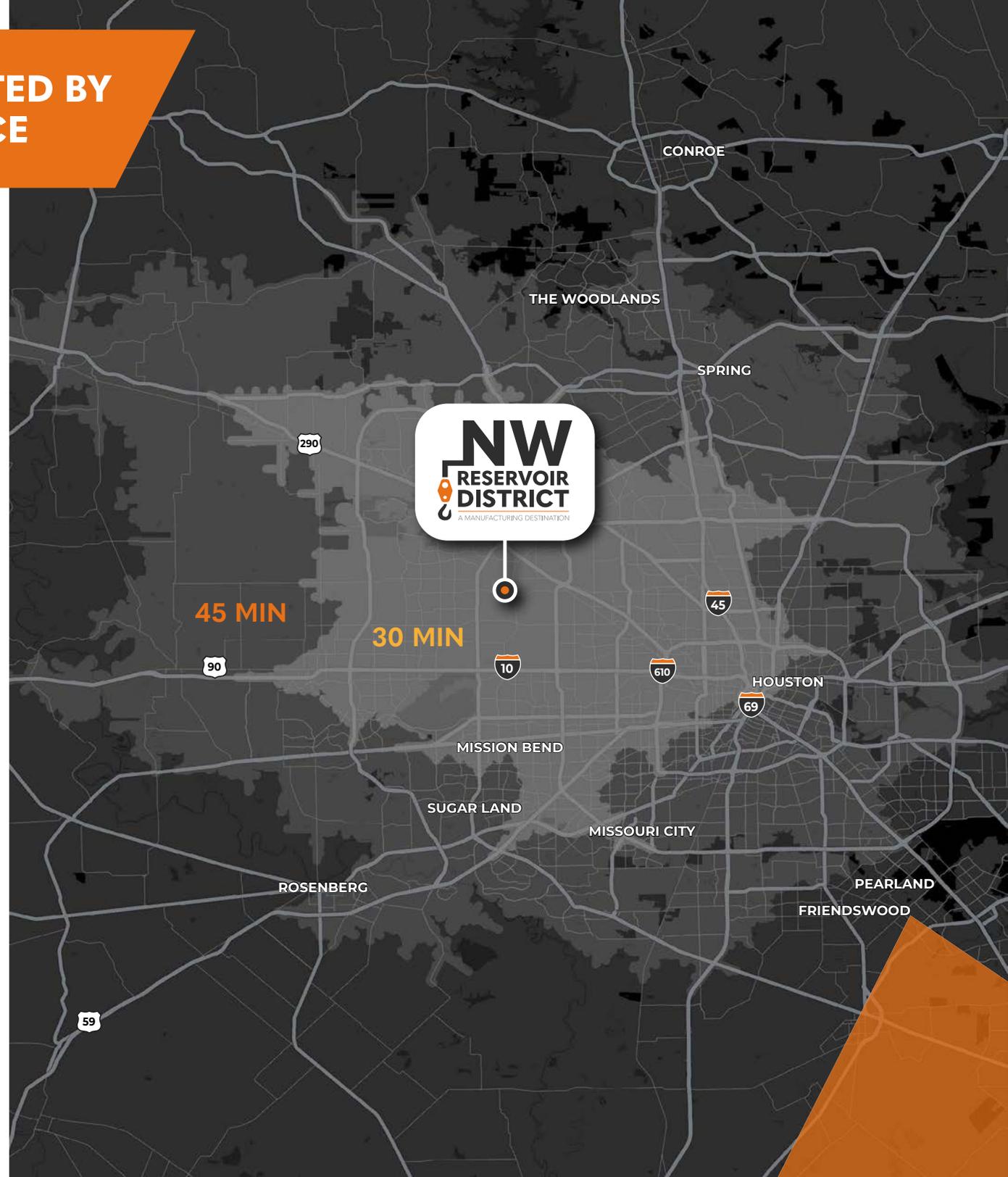
	30 MIN	45 MIN	
<b>FORKLIFT DRIVERS</b>	<b>5,015</b>	<b>11,323</b>	2023 Resident Workers
	<b>19%</b>	<b>20%</b>	Past 5-Year Growth
<b>\$19.52</b> <i>Avg Hourly Earnings</i>	<b>1,054</b>	<b>1,757</b>	2023 Net Commuters

	30 MIN	45 MIN	
<b>WAREHOUSE WORKERS</b>	<b>40,805</b>	<b>91,143</b>	2023 Resident Workers
	<b>28%</b>	<b>30%</b>	Past 5-Year Growth
<b>\$16.58</b> <i>Avg Hourly Earnings</i>	<b>12,180</b>	<b>13,398</b>	2023 Net Commuters

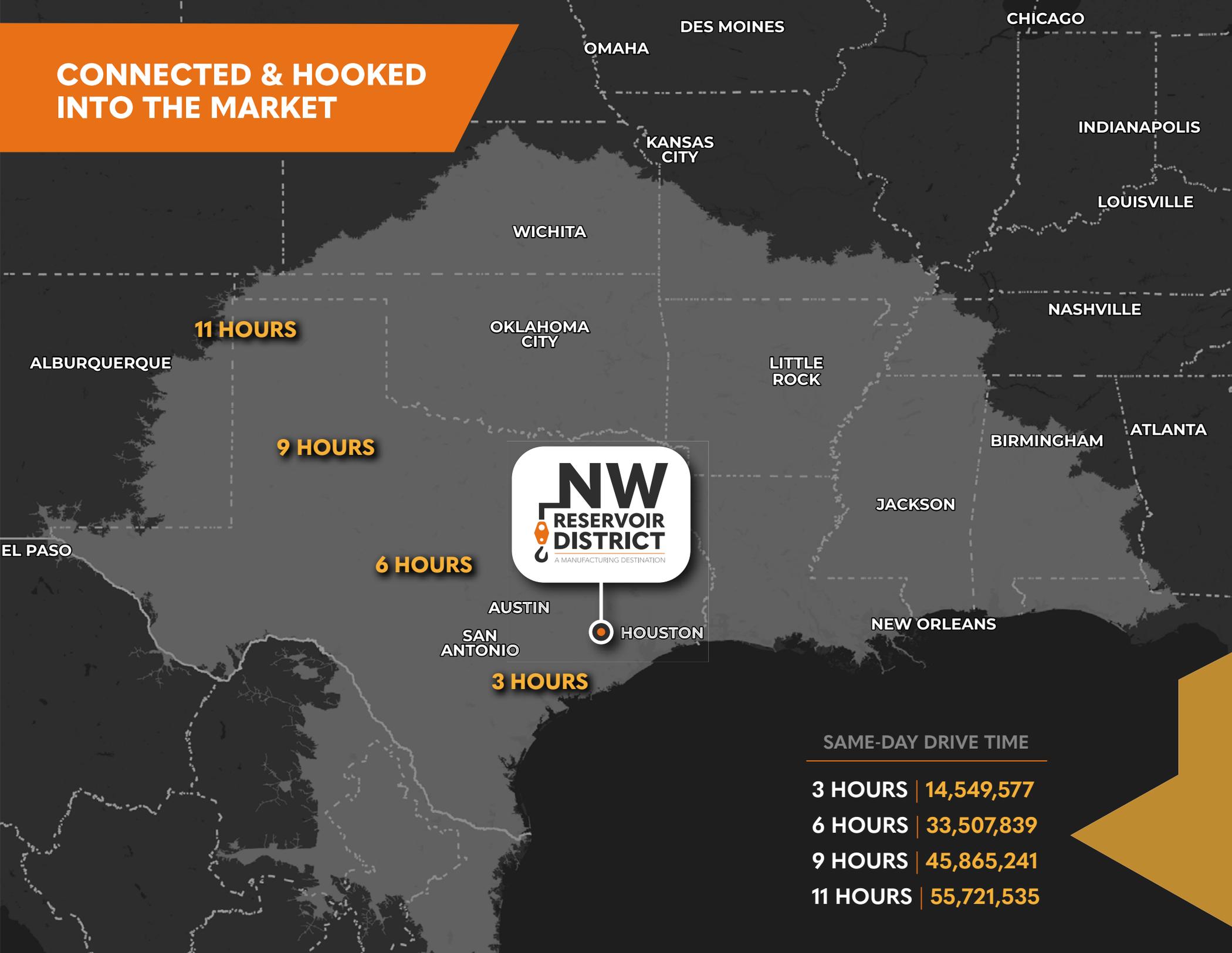
	30 MIN	45 MIN	
<b>ASSEMBLERS &amp; FABRICATORS</b>	<b>3,221</b>	<b>3,373</b>	2023 Resident Workers
	<b>6%</b>	<b>8%</b>	Past 5-Year Growth
<b>\$18.45</b> <i>Avg Hourly Earnings</i>	<b>8,368</b>	<b>17,806</b>	2023 Net Commuters

	30 MIN	45 MIN	
<b>WELDERS, CUTTERS, SOLDERERS &amp; BRAZERS</b>	<b>4,342</b>	<b>9,469</b>	2023 Resident Workers
	<b>-1%</b>	<b>0%</b>	Past 5-Year Growth
<b>\$25.39</b> <i>Avg Hourly Earnings</i>	<b>1,743</b>	<b>2,325</b>	2023 Net Commuters

[CLICK HERE FOR MORE INFORMATION](#)



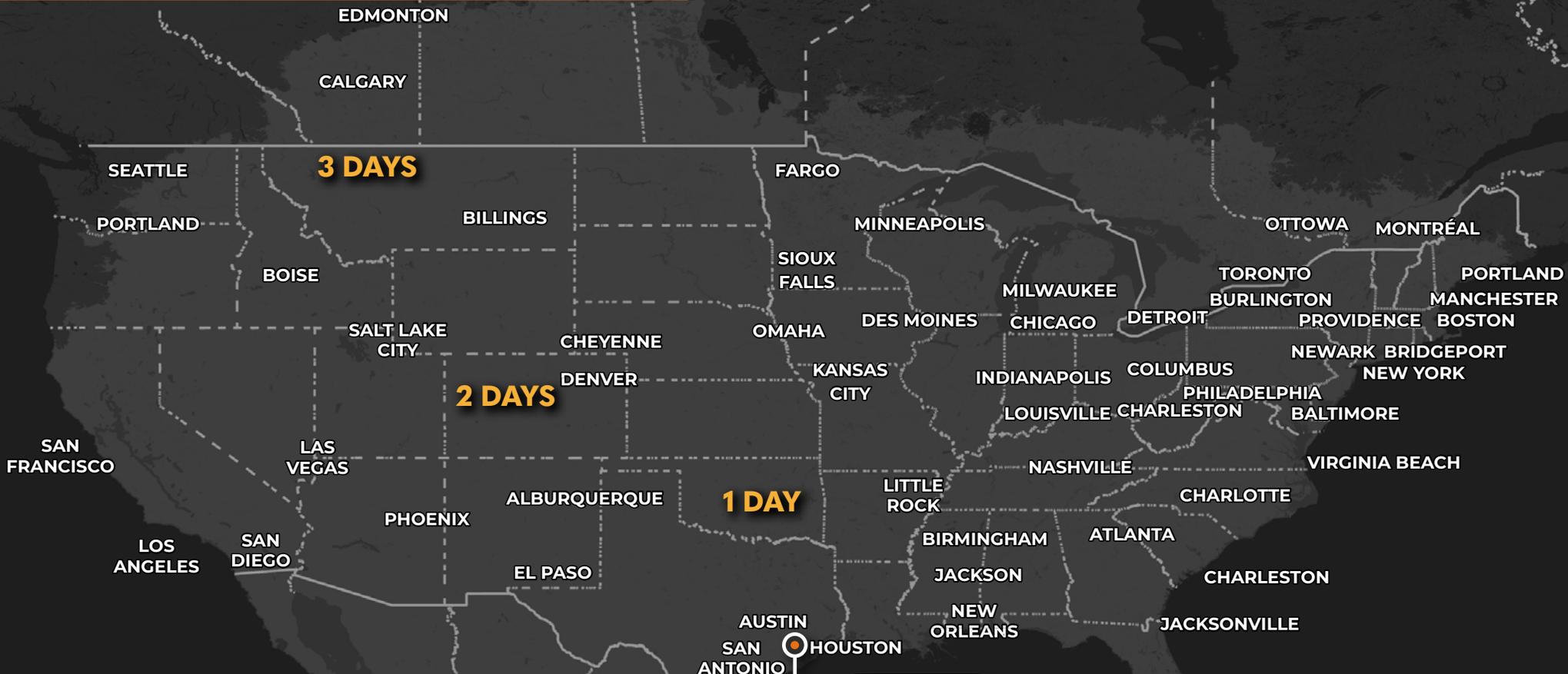
# CONNECTED & HOOKED INTO THE MARKET



## SAME-DAY DRIVE TIME

3 HOURS		14,549,577
6 HOURS		33,507,839
9 HOURS		45,865,241
11 HOURS		55,721,535

# REACHING OVER 328M PEOPLE WITHIN A 3 DAY REACH



## THREE-DAY DRIVE TIME

1 DAY		55,721,535
2 DAYS		241,226,864
3 DAYS		328,795,320

# NORTHWEST RESERVOIR DISTRICT IS BUILT WITH YOUR FUTURE IN MIND

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