

1,298,956 SF AVAILABLE
FOR LEASE OR SALE

16 FREESTANDING INDUSTRIAL BUILDINGS
LOCATED IN NW HOUSTON



UNIQUE OPPORTUNITY IN THE NW SUBMARKET

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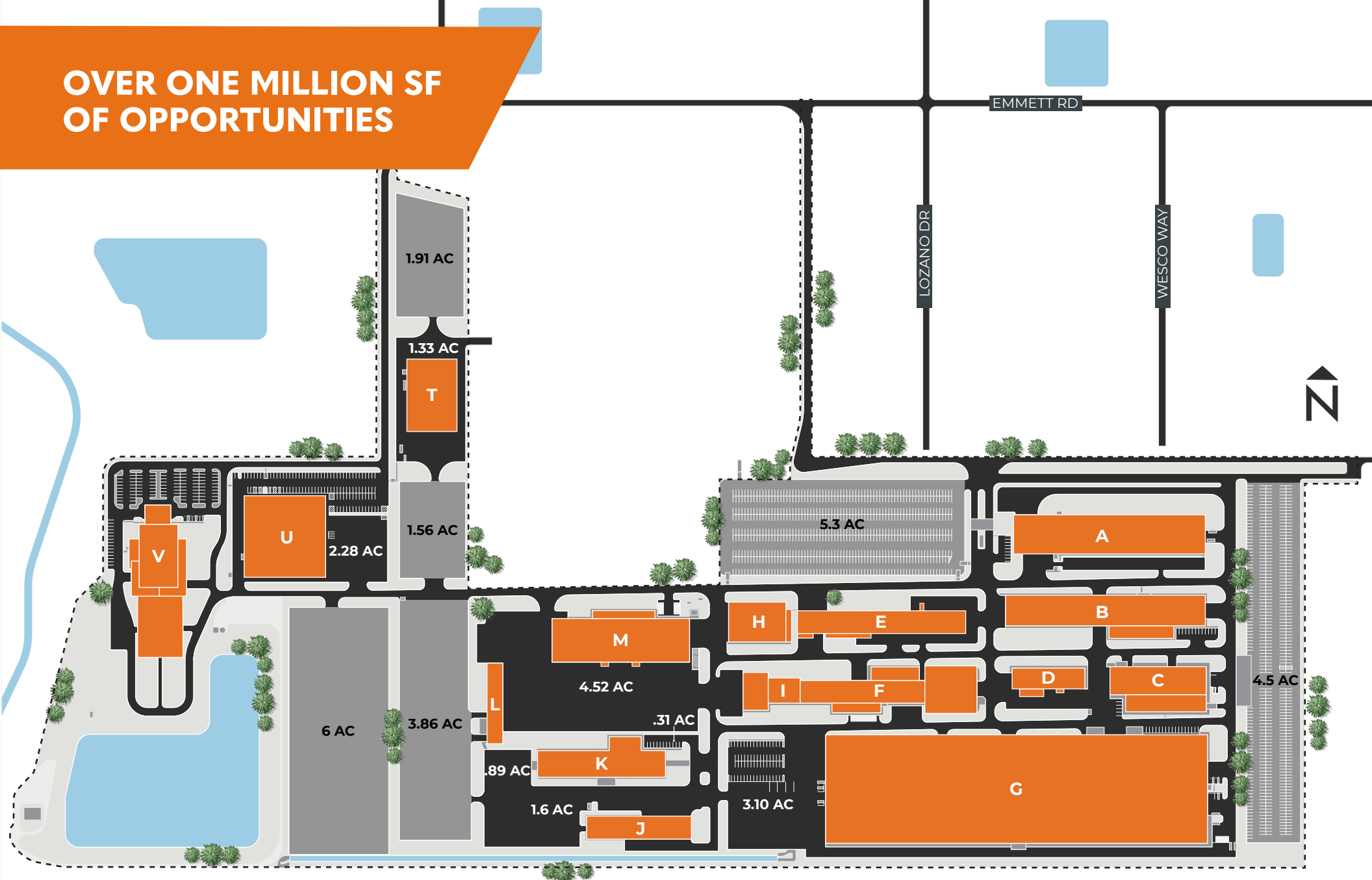
 Welcome
Realty Advisors

WELCOME TO NORTHWEST RESERVOIR DISTRICT

THE 1.3M SF MANUFACTURING
DESTINATION IN HOUSTON, TX

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- » 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
 - » 16K – 458K SF BUILDINGS AVAILABLE FOR LEASE OR SALE
 - » WILL SELL OR LEASE INDIVIDUAL BUILDINGS
 - » STRONG LABOR FORCE

OVER ONE MILLION SF OF OPPORTUNITIES



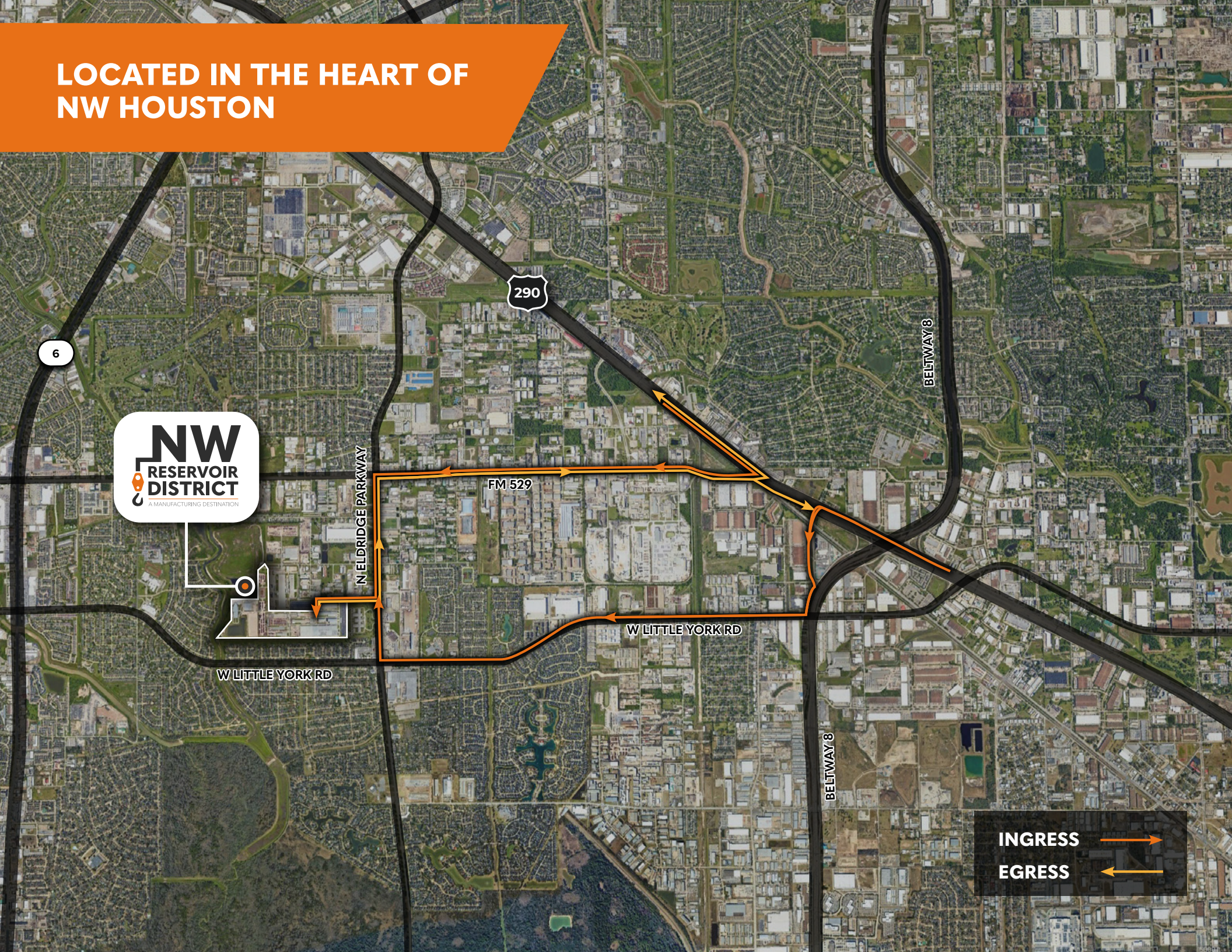
A Warehouse	71,728 SF	E Coating	38,908 SF	I Riser Tall Assembly	16,025 SF	M Riser Facility	72,190 SF
B Assembly	64,618 SF	F Fabrication	62,700 SF	J Vehicle Maintenance	23,871 SF	T Pipe Fabrication	34,504 SF
C R&D	69,007 SF	G Finish Machine Shop	458,019 SF	K Retro-Fit	36,854 SF	U Controls	89,744 SF
D Connector Test	17,495 SF	H Heavy Fabrication	22,955 SF	L Crane Building and Yard	11,136 SF	V GOS Training	67,684 SF

ENDLESS POSSIBILITIES FOR MANUFACTURING SPACE

	BUILDING	SHOP SIZE (SF)	OFFICE SIZE (SF)	TOTAL SIZE (SF)
A	Warehouse	66,252	5,476	71,728
B	Assembly	56,505	8,113	64,618
C	R&D	28,924	40,083	69,007
D	Connector Test	15,948	1,547	17,495
E	Coating	36,820	2,088	38,908
H	Heavy Fabrication	21,340	1,615	22,955
	**E&H Together	58,160	3,703	61,863
G	Finish Machine Shop	393,119	64,900	458,019
F	Fabrication	57,900	4,800	62,700
I	Riser Tall Assembly	16,025	0	16,025
	**F&I Together	73,925	4,800	78,725
J	Vehicle Maintenance	22,046	1,825	23,871
K	Retro-Fit	32,226	4,628	36,854
L	Crane Building and Yard	11,136	0	11,136
M	Riser Facility	66,390	5,800	72,190
T	Pipe Fabrication	32,360	2,144	34,504
U	Controls	53,872	35,872	89,744
V	GOS Training	0	67,684	67,684
	Gate House	0	930	930
	Total	1,042,948	256,008	1,298,956



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

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

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

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

[CLICK HERE FOR MORE INFORMATION](#)



NORTHWEST RESERVOIR DISTRICT IS BUILT WITH YOUR FUTURE IN MIND


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