

MCLAIN RD INDUSTRIAL

12102 MCLAIN BLVD | Houston, TX 77071

PRE-LEASING
NOW

Prime Class A Heavy Industrial



134,000 SF | Class A+ Heavy Industrial & Retail
New Construction **Coming December of 2026**



DOMINION
INTERNATIONAL GROUP

KW COMMERCIAL

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SITE PLAN

12102 MCLAIN BLVD | Houston, TX 77071

FOR LEASE



25,200 SF



40,000 SF



70,100 SF



TOTAL SPACE

134,000 SQUARE FEET

3 Buildings Mixed Use

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PROJECT BLEND

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Development Unit Blend

Retail Center:

Total Building Size

40,000 Sq Ft

Floor 1: 20,000 Sq Ft

Floor 2: 20,000 Sq Ft

Industrial B

Building: 23,850 Sq Ft

Office 1: 1,350 Sq Ft

Office 2: 1,350 Sq Ft

Warehouse: 25,200 Sq Ft

Industrial C

Building: 63,495 Sq Ft

Office 1: 6,000 Sq Ft

Office 2: 9,750 Sq Ft

Warehouse: 70,096 Sq Ft



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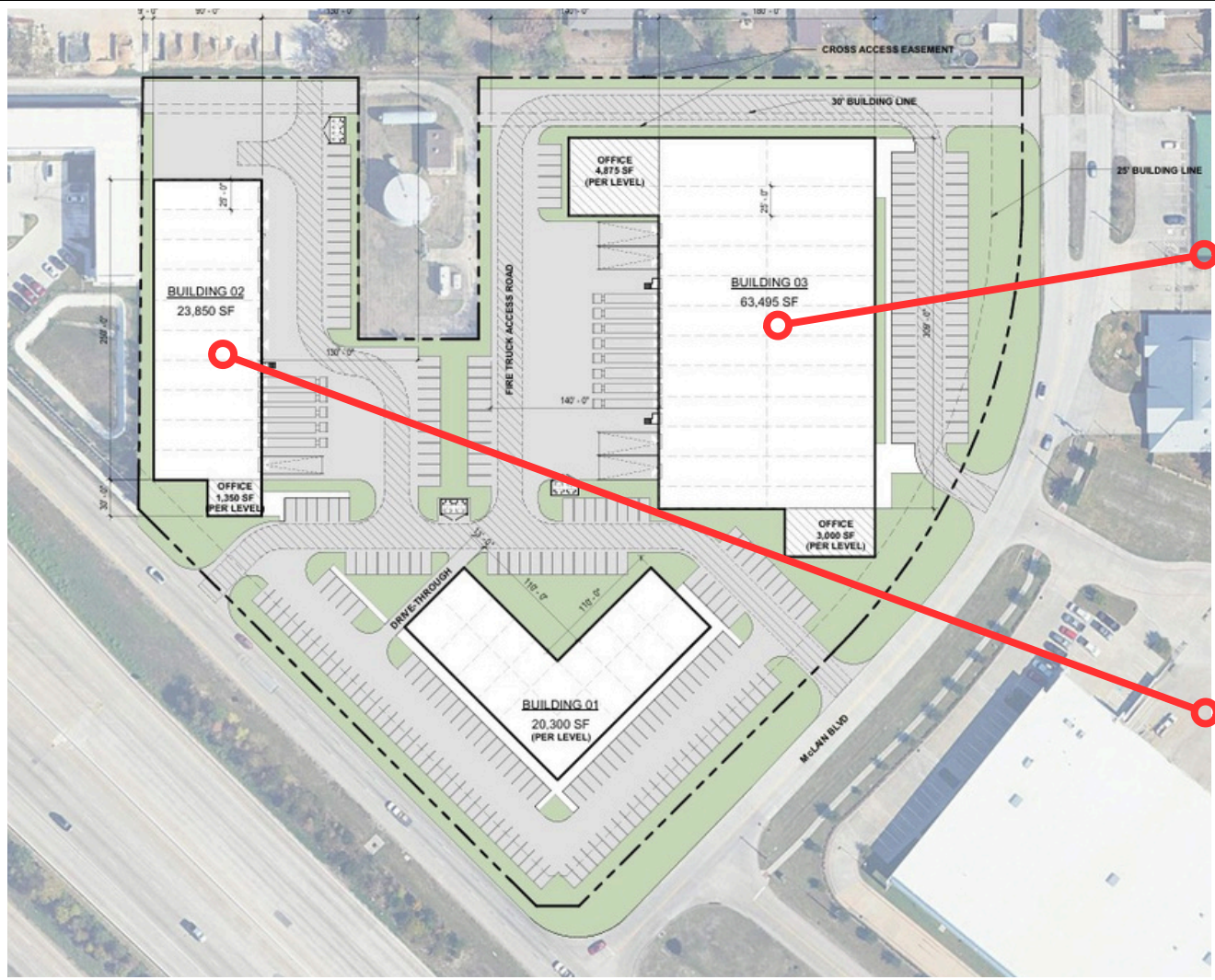
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SITE MIX

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PROPERTY FEATURES

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FOR LEASE



Warehouse B

Total Building: 25,200 sf

- Tilt Wall Construction
- New Construction Build
- Clear Height: 36'
- 4x Grade Loading
- 4x Truck Well Loading
- Beltway 8 Frontage

Warehouse C

Total Building: 70,100 sf

- Tilt Wall Construction
- New Construction Build
- Clear Height: 36'
- 4x Grade Loading
- 8x Truck Well Loading
- Beltway 8 Frontage

- Sprinkled Buildings
- 3 Phase 480 Volt with 400 AMP Power
- 10ft x12ft Bay Doors



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INDUTRIAL BUILDING 2

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**FOR
LEASE**



Building 2

Features

Building Sq Ft: 23,850

Office Sq Ft: 1,350

Warehouse Sq Ft: 22,500

- New Construction Build
- 3x Truck Well Loading
- Clear Height: 24'
- 3 Phase 480 Volt with 400 AMP Power
- 2 Grade Level Doors Per
- Tilt Wall Construction
- 10ft x12ft Bay Doors
- 2x Grade Level Bays
- Regional Detention
- Sprinkled Buildings
- Deed Restricted Park
- Build to Suit Office

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INDUTRIAL BUILDING 3

12102 MCLAIN BLVD | Houston, TX 77071

FOR LEASE



Building 3

Features

Building: 63,495 Sq Ft

Office 1: 6,000 Sq Ft

Office 2: 9,750 Sq Ft

Warehouse: 70,096 Sq Ft

- New Construction Build
- 3x Truck Well Loading
- Clear Height: 24'
- 3 Phase 480 Volt with 400 AMP Power
- 2 Grade Level Doors Per
- Tilt Wall Construction
- 10ft x12ft Bay Doors
- 2x Grade Level Bays
- Regional Detention
- Sprinkled Buildings
- Deed Restricted Park
- Build to Suit Office

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PROPERTY FEATURES

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FOR LEASE



Mclain Retail Development

- Prime Frontage on Beltway 8
- Drive Thru Available
- Modern Design

Total Building: 40,000 sf

Level 1 - 20,000 Sq Ft

Level 2 - 20,000 Sq Ft



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PROPERTY HIGHLIGHTS

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FOR LEASE



The Mclain Rd Industrial site is located near major freeways as well as near the Port of Houston. This site is available for Single Building Lease in Building B totaling 24,000 Sq Ft of Heavy Industrial. Class A Industrial asset with 34ft Clear Heights.

Property Information

- Houston Texas Number 1 Asset Class is Industrial warehouse and with close Proximity to the Port of Houston this is a prime location.
- Located on Beltway 8 which is the main corridor for Industrial and quick access to Houston's major locations.
- Close to the Port, Both major Airports and Houston's Major Roads Hwy 59 and Hwy 45

Rental Rates

PSF- Call for Pricing
NNN - TBD
TI - Negotiable

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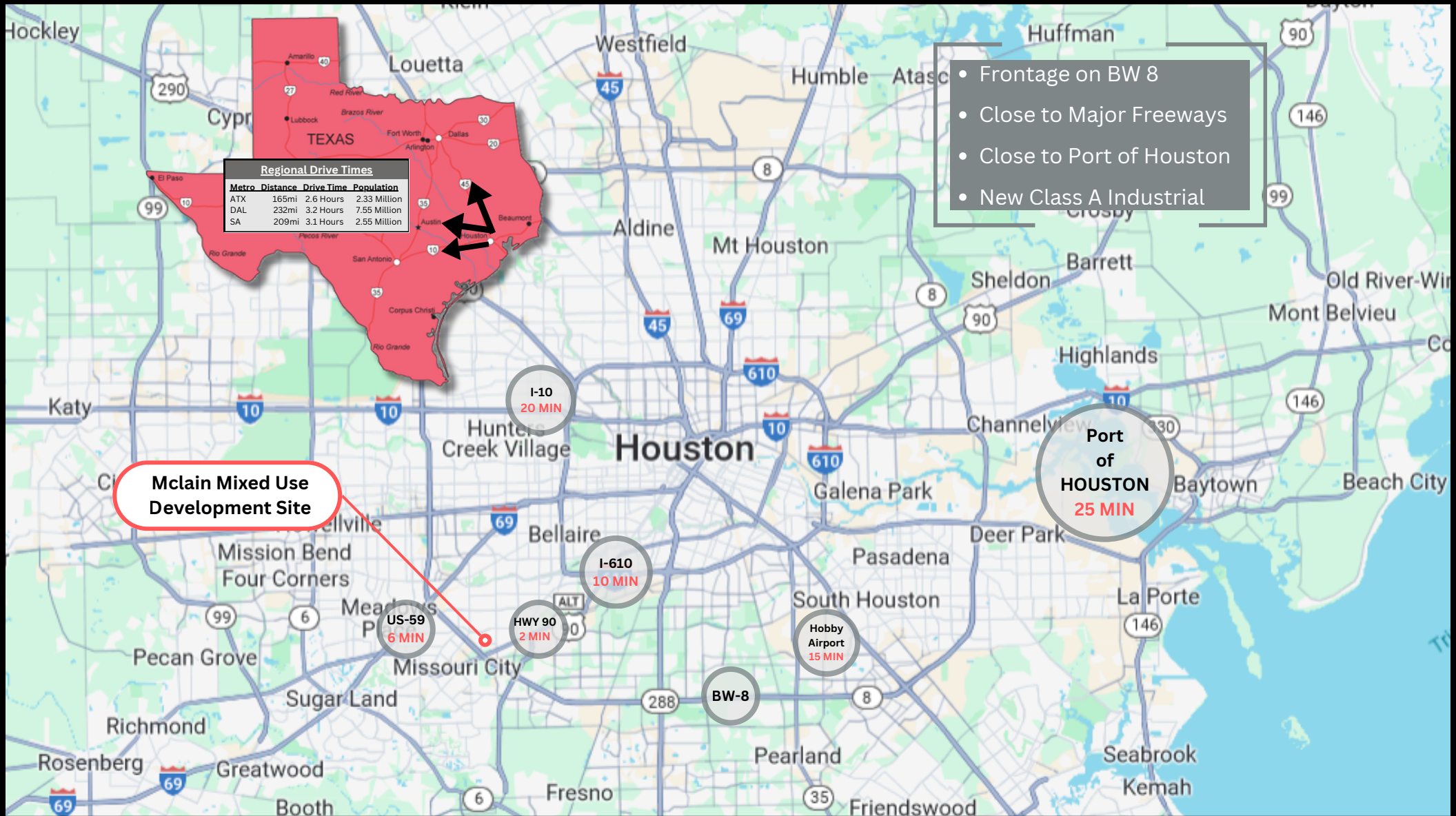
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LOCATION HIGHLIGHTS

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MAJOR TECH & MANUFACTURING INVESTMENTS COMING TO HOUSTON!

Houston – A New Innovation Hub in the Heart of Texas

NVIDIA & FOXCONN:
Next-Gen AI Manufacturing in Houston

- ✓ AI Server Production Facility with Humanoid Robots
- ✓ Cutting-Edge AI Technology

TESLA:
Megafactory in Brookshire

- ✓ \$200M+ Megapack Battery Plant
- ✓ Up to 1,500 New Jobs

WHY HOUSTON?

- ✓ High-Tech Jobs & Innovation
- ✓ Economic Growth & Development
- ✓ Clean Energy Hub of Texas

KEY PROJECTS COMING TO HOUSTON

Company	Project	Location	Jobs
NVIDIA & FOXCONN	AI Server Facility	Houston	High-Tech Jobs
TESLA, INC.	Megapack Factory	Brookshire, TX	1,500+ Jobs

Major Developments & Projects

Generation Park: A 4,000+ acre master-planned commercial park that is the anchor for the area, featuring the new Eli Lilly manufacturing campus and BioHub II.

East River: A massive, 150-acre mixed-use project by Midway along the Buffalo Bayou, transforming the area with retail, residential, and office space.

Northeast Crossing: A 27.45-acre industrial park by Jackson-Shaw near U.S. Route 90/Crosby Freeway.

Robins Landing: A 127-acre, 468-home mixed-income community developed by Houston Habitat for Humanity.

Northeast Water Purification Plant Expansion: A massive infrastructure project by Jacobs near Lake Houston.

Humble Westfield Business Park: A new industrial development focused on the IAH/Northeast corridor.

Major Companies & Industrial Campus

Eli Lilly: Constructing a \$6.5 billion pharmaceutical manufacturing facility.

Seojin Global: Establishing a \$20 million manufacturing hub for telecom equipment on North Sam Houston Parkway.

Transwestern: Developing major logistics space at East Belt Logistics Park.

TXRX Labs: Anchoring the East End Maker Hub.

Biomanufacturing Tenants: Growing presence at Generation Park's BioHub II.

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**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT OUR REPRESENTATIVES.**



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Memorial and it should not be made available to any other person or entity without the written consent of Keller Williams Memorial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Keller Williams Memorial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Memorial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Keller Williams Memorial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Memorial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PLEASE CONTACT THE Keller Williams Memorial ADVISOR FOR MORE DETAILS.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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