



FOR LEASE

**±48,313 SF NEW CONSTRUCTION
AVAILABLE WITH 2,339 SF OF SPEC OFFICE**

COMPASS LOGISTICS CENTER BUILDING 3

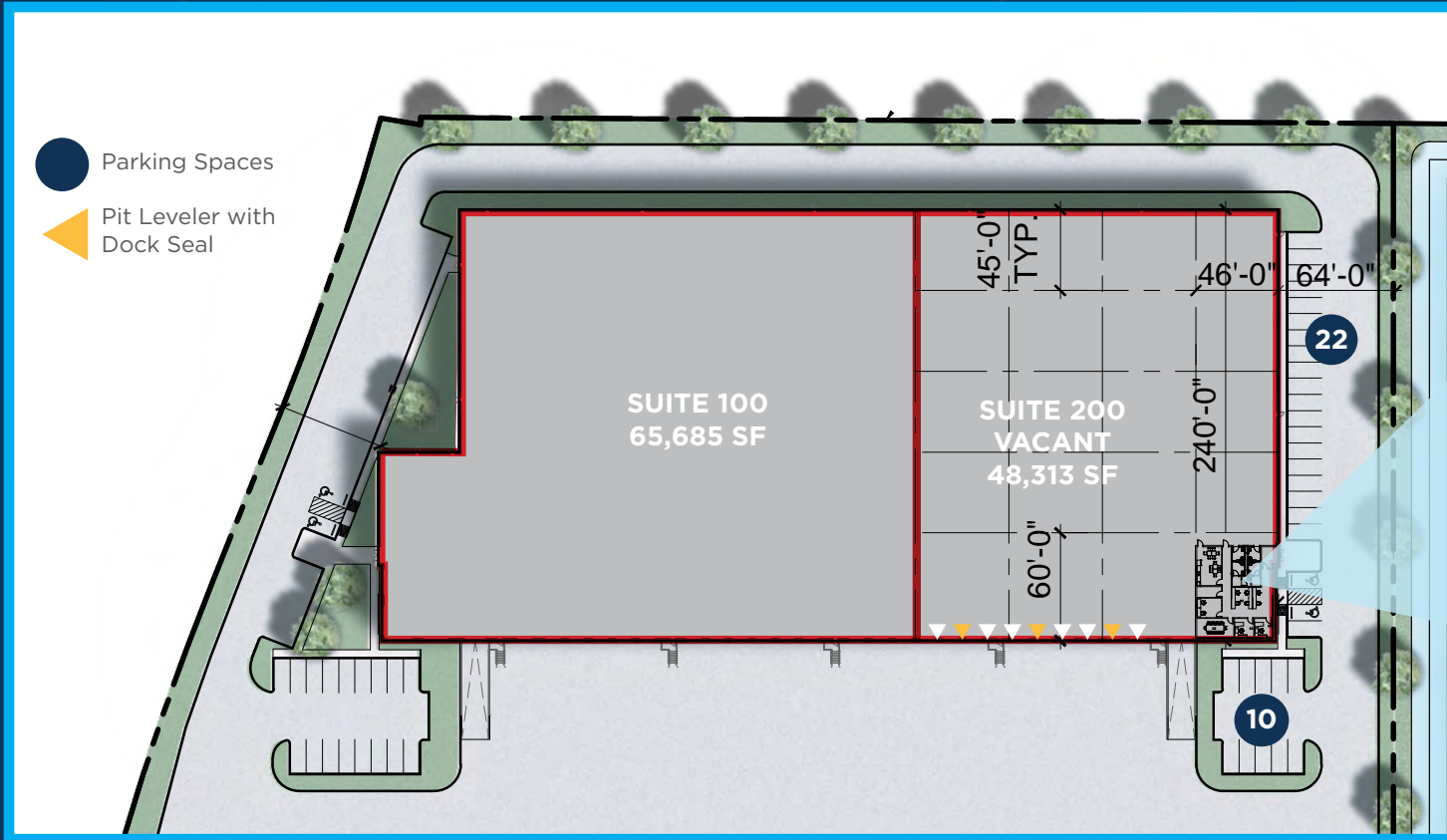
9335 MCKAY CENTER DRIVE
HUMBLE, TX 77338

FRONT LOAD
±48,313 SF

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SITE PLAN



Property Highlights

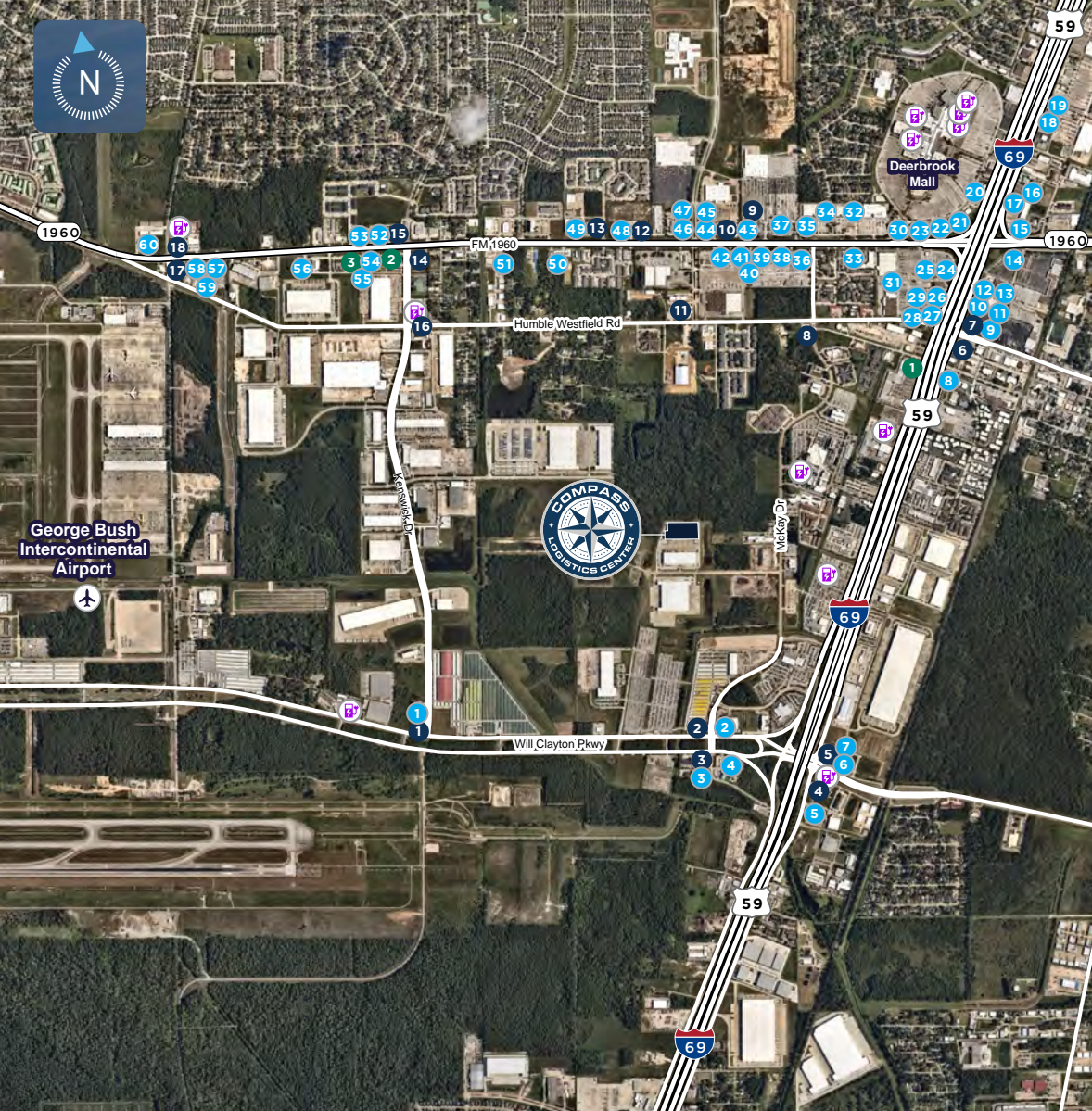
- 48,313 Square Feet
- 2,349 Square Feet of Spec Office
- 32' Clear Height
- 60' Speed Bays
- Front Load Configuration
- 220' Truck Court (Shared)
- LED Warehouse Lights
- ESFR Sprinkler System
- Nine (9) 9'X10' Dock Doors
- One (1) 12'X14' Ramp
- (3) 35,000 lb Pit Levelers
- 6" Thick Slab
- 60-mil TPO Roof with R-18 Insulation
- White-Boxed Interior
- 3-phase 480V 200 amp service in place with the ability to increase by an additional 600 amps

PHOTOS



AERIAL





Amenity Map

COFFEE

1. Shipley Donuts
2. Starbucks
3. Krispy Kreme

GAS

1. Shell
2. Exxon
3. Chevron
4. Shell
5. Sunoco
6. Shell
7. Chevron
8. Exxon
9. Sam's Club Gas
10. Kroger Fuel Center
11. Chevron
12. Murphy USA
13. Circle K
14. Mobil
15. Shell
16. 7-Eleven
17. Exxon
18. Texaco

EV CHARGING STATION

FOOD

1. Burger King
2. Jack in the Box
3. Wings World

4. Waffle House
5. Whataburger
6. Cinnabon
7. Schlotzsky's
8. Denny's
9. Pizza Hut
10. Subway
11. Wingstop
12. McDonald's
13. Taquerias Arandas
14. Brick House Tavern + Tap
15. Popeyes
16. Saltgrass Steak House
17. Chili's
18. Dimassi's Mediterranean
19. Buffet
20. Pappas Seafood House
21. LongHorn Steakhouse
22. Chipotle
23. Taco Bell
24. Wendy's
25. Pappas Bar-B-Q
26. Jason's Deli
27. IHOP
28. Chick-fil-A
29. Burger King
30. Cicis Pizza
31. Pappasito's Cantina
32. The Honey Baked
33. Ham Company
34. Schlotzsky's
35. Long John Silver's
36. Outback Steakhouse
37. BreWingZ Restaurant
38. Patron Grill
39. Golden Corral
40. Olive Garden
41. El Pollo Loco
42. HB Japanese Steak
43. House
44. Black Bear Diner
45. Cheddar's Scratch
46. Kitchen House
47. MOD Pizza
48. Buffalo Wild
49. Wings GO
50. McAlister's Deli
51. Firehouse Subs
52. 7Spice Cajun
53. Seafood
54. KFC
55. Slim Chickens
56. Brooklyn Pizzeria
57. Lennys Grill & Subs
58. McDonald's
59. Popeyes
60. Whataburger
61. Captain D's
62. Taco Bueno
63. Subway
64. Sonic Drive-In
65. Jack in the Box
66. Marco's Pizza

FOR MORE INFORMATION, PLEASE CONTACT:

BEAU KALEEL, SIOR
 Executive Director, Brokerage
 +1 713 963 2844
 beau.kaleel@cushwake.com

BROOKE SWERDLOW
 Director
 +1 713 331 1735
 brooke.swerdlow@cushwake.com



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