



FOR SALE OR LEASE

- 6 freestanding buildings – 34,400 to 67,600 SF configurations
- 32' clear height
- ESFR sprinklers
- Fronting Eastex Fwy/Highway 59
- Immediate access to Will Clayton Parkway and George Bush Intercontinental Airport
- Tilt-wall construction
- Dock-high and grade-level loading
- Q2 2024 delivery
- City of Humble utilities
- 2.11656 percent tax rate

0 EASTEX FREEWAY | HUMBLE, TX 77396

BUILDING 1

- 34,400 SF
- 8 dock-high doors / 1 drive-in ramp
- 180' shared truck court
- 32' clear height
- LED warehouse lights
- 400 amps
- ESFR sprinklers
- Fronts Eastex Freeway

BUILDING 2

- 55,900 SF
- 8 dock-high doors / 1 drive-in ramp
- 180' shared truck court
- 32' clear height
- LED warehouse lights
- 600 amps
- ESFR sprinklers

BUILDING 3

- 43,680 SF
- 6 dock-high doors / 2 oversized grade-level doors
- 130' truck court
- 32' clear height
- LED warehouse lights
- 400 amps
- ESFR sprinklers
- Ability to fence and secure

BUILDING 4

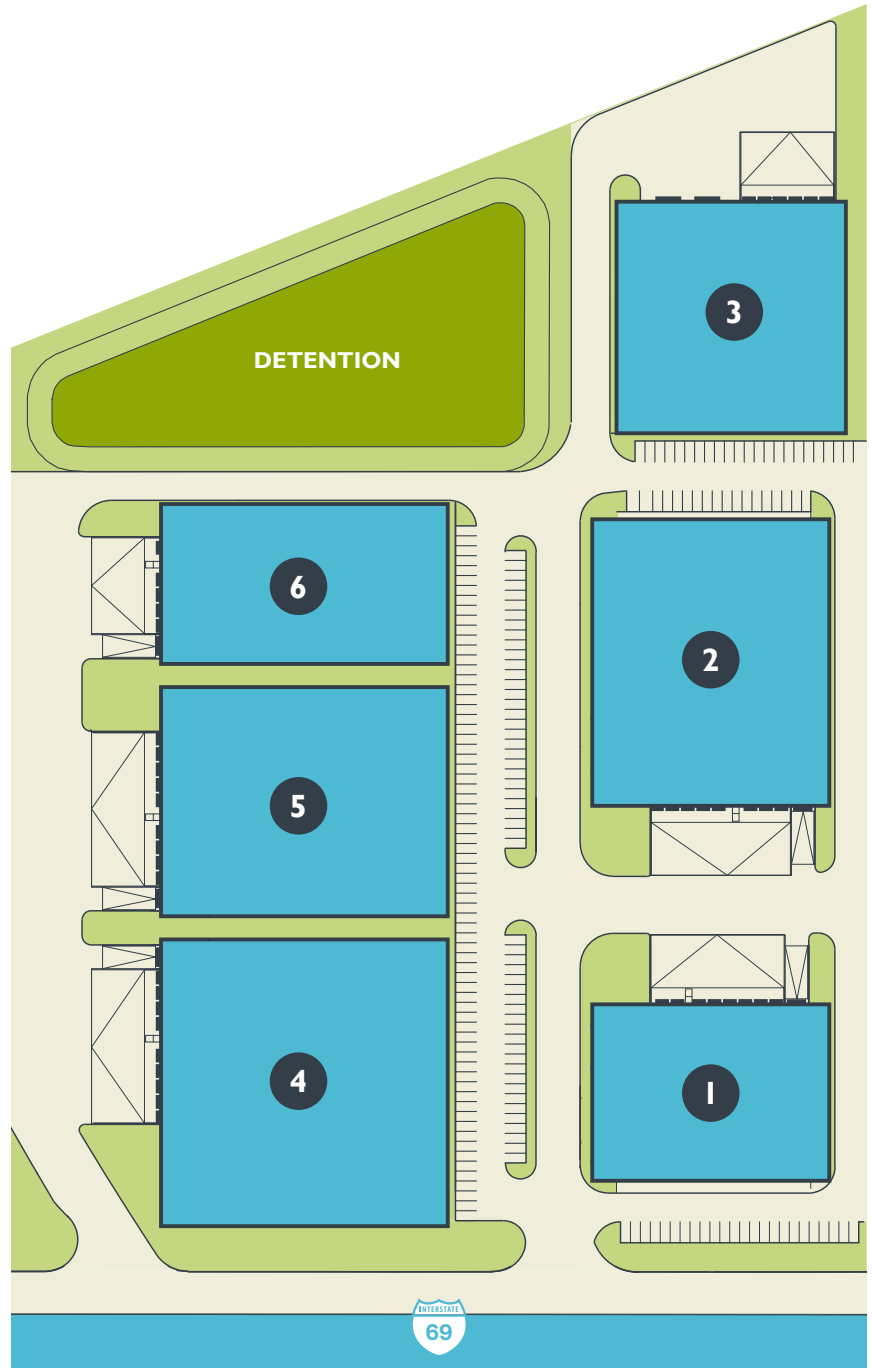
- 67,600 SF
- 9 dock-high doors / 1 drive-in ramp
- 135' truck court
- 32' clear height
- LED warehouse lights
- 600 amps
- ESFR sprinklers
- Fronts Eastex Freeway

BUILDING 5

- 54,080 SF
- 9 dock-high doors / 1 drive-in ramp
- 135' truck court
- 32' clear height
- LED warehouse lights
- 600 amps
- ESFR sprinklers

BUILDING 6

- 37,700 SF
- 5 dock-high doors / 1 drive-in ramp
- 135' truck court
- 32' clear height
- LED warehouse lights
- 400 amps
- ESFR sprinklers

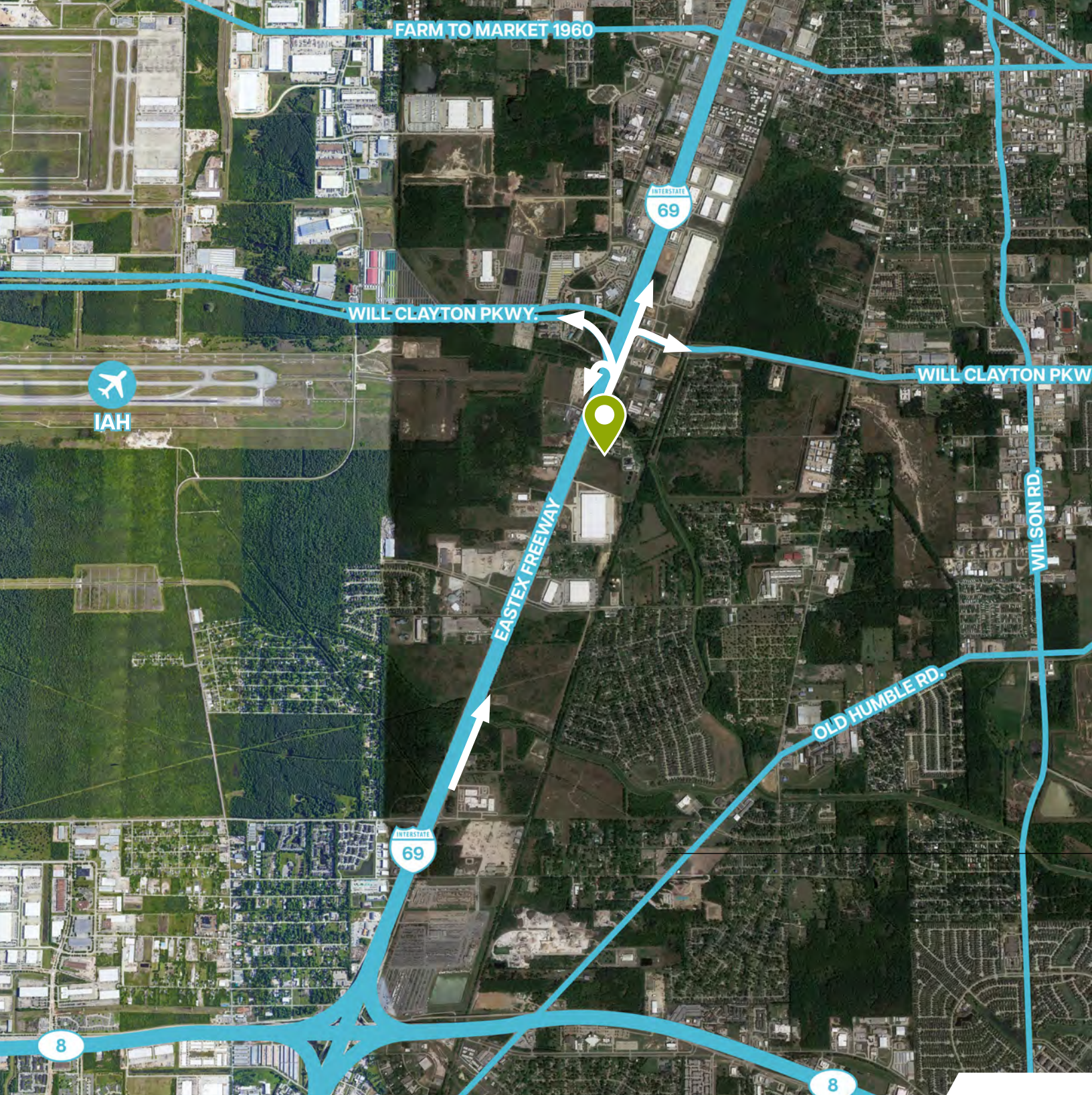




Robert McGee, SIOR | rmcgee@lee-associates.com | 713.410.9931
Taylor Schmidt, SIOR, CCIM | tschmidt@lee-associates.com | 832.496.6518
Austin Bartula | abartula@lee-associates.com | 713.818.6173

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LEE & ASSOCIATES



FARM TO MARKET 1960

INTERSTATE 69

WILL CLAYTON PKWY.

WILL CLAYTON PKWY

IAH

EASTEX FREEWAY

INTERSTATE 69

OLD HUMBLE RD.

WILSON RD.

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