



WORKHUB

— CONROE I-45 —

Business Park



TAKE YOUR BUSINESS TO THE NEXT LEVEL
FLEX SPACES FOR YOUR BUSINESS

OFFICE / WAREHOUSE SPACES FOR LEASE





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WORKHUB
 — CONROE I-45 —

Workhub **CONROE I-45 Business Park** is more than just a typical warehouse. We provide a unique concept of Office + Warehouse spaces designed to support the growth of your business. Our offerings include various amenities aimed at helping your business thrive.

Industrial Flex Spaces from 1,978 SF



Workhub’s **Conroe I-45 Business Park** offers a new concept of flexible, dry and level dock high warehouses spaces with access to loading docks, forklifts, and pallet jaks, all in one place, at your service.

Strategically located in **1030 Outpost Dr, Conroe, TX** the business park brings direct access to I-45.

By joining **Workhub**, you not only secure a physical space for your operations but also gain access to a supportive community that shares your drive for success. Our goal is to provide an environment that nurtures innovation, fosters connections, and empowers your business to thrive. Join us today!



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LOCATION

1030 Outpost Dr. Conroe, TX 77304



Warehouse Highlights

- Ample Storage Space
- Insulated 12 FT Rolling Door
- Warehouse Height 29 FT
- Shared Forklift Included
- Fire Sprinkler System
- Insulated Warehouse Space
- 4 FT Raised Loading Dock
- Rack System*
- A/C in Warehouse*

Office Highlights

- Reception Area
- ADA Compliant Restroom
- Coffee Station
- Double-Pane Insulated Windows
- Ceiling Height 22 FT
- High Quality 8 FT Solid Interiors Doors
- Smart Led Lighting
- Motion Sensor Light Switches
- Google Nest Smart A/C Nest Thermostats
- Skylight on Warehouse
- All Furnished*
- Direct Access to Warehouse



WORKHUB MEMBER BENEFITS



Mentorships & Connections



Workhub Community Networking Events



Venture Capital Opportunities



Accelerator Opportunities



Promote Cross Selling Between Members



Flexible Contracts



Shared Forklift Available at No Extra Cost



Energy Efficient Buildings



Ready to Use Spaces



Entrepreneurial Environment





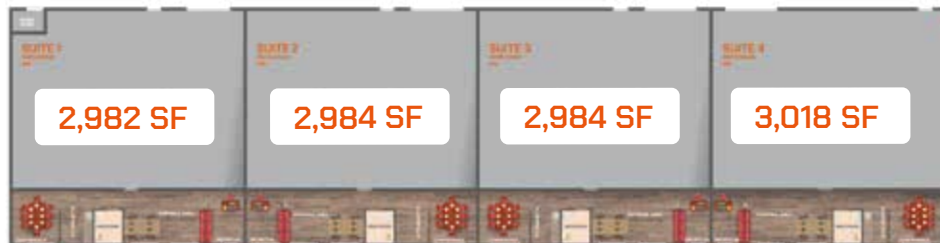
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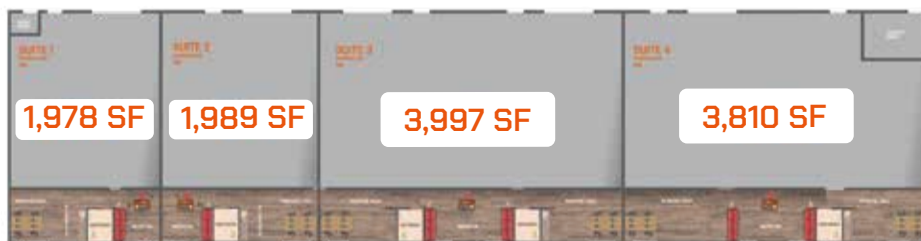


LAYOUTS

Building A, B, D



Building C



Building E



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NEW LOCATIONS COMING SOON



DENVER CENTENNIAL BUSINESS PARK
7165 S Tucson Way, Centennial, CO 80112



FOREST WEST FLEX
33109 Forest West Street, Magnolia, TX 77354



CONROE I-45 BUSINESS PARK
1030 Outpost Dr. Conroe, TX 77304



SPRING BUSINESS PARK
3340 Spring Stuebner RD, Spring, TX 77389

331 Corporate Woods Dr, Suite F-1, Magnolia, TX 77354

(832) 521-5404
(833) Go-Workhub
leasing@workhubusa.com

WORKHUB

www.workhubusa.com

READY.
SET.
GROW.