

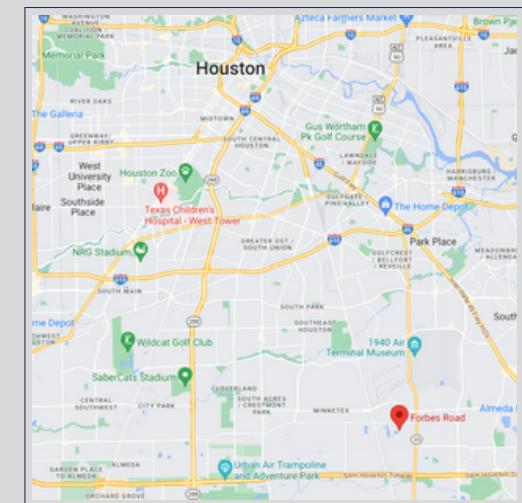


FORBES INDUSTRIAL PARK - PHASE I

± 15,000 - 187,000 SF Available

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PROJECT OVERVIEW

The Forbes Business Park (FBP) is a proposed 10-acre, dock-high & ramped industrial, refrigeration-freezer business park with additional insulated climate-control available warehouses, and a dedicated office improvement which, combined, contain 187,000 rentable square feet (RSF) set between three (3) improvements.

Building A is a state-of-the-art refrigeration-freezer facility, spanning approximately 96,000 RSF with a 36' clear height. Building B is a versatile insulated office/warehouse with climate control capability, offering 85,000 RSF and a clear height of up to 44'. Building C is a dedicated 6,000 RSF office improvement ideal for businesses requiring additional corporate office settings.

Located on Forbes Road, FBP boasts 540' of road frontage just 600' south of the Fuqua Street junction and approximately 0.6 miles away from the Almeda-Genoa Intersection. The complex offers multiple ingress/egress options, including Forbes Road to Fuqua or Almeda Genoa and Garden Parks Drive to Telephone Road, also known as TX Highway 35.

PROJECT HIGHLIGHTS

POTENTIAL USES

- Distribution/ Fulfillment
- Advance Manufacturing
- Freeze/Cooler
- Corporate Headquarters

FOR SALE & LEASE RATES

Contact Broker

PROJECTED COMPLETION DATE

January 2024



A black and white photograph of the interior of a large industrial building. The space is characterized by high ceilings with exposed steel trusses and large, dark industrial doors. The floor is made of polished concrete. The lighting is bright, coming from overhead industrial lights.

10 Acre
Development

Clear Height
36' - 44'

3 Buildings
-Freezer/Cooler
-WHSE/MFG
-Office

Design Build or
Build-to-Suit
15,000 - 187,000

Loading
Options &
Power
To Suit

BUILDING A REFRIGERATION- FREEZER FACILITY

96,000 RSF

Divisible to
15,000 SF

Office Built-
to-suit

Clear Height
36'

Dock High
Loading/Ramps
Ample

Power-to-Suit

Power
To Suit

BUILDING B WAREHOUSE/ DISTRIBUTION/ MANUFACTURING

85,000 RSF

**Divisible
15,000 SF**

**Office Built-
to-suit**

**Clear High
44'**

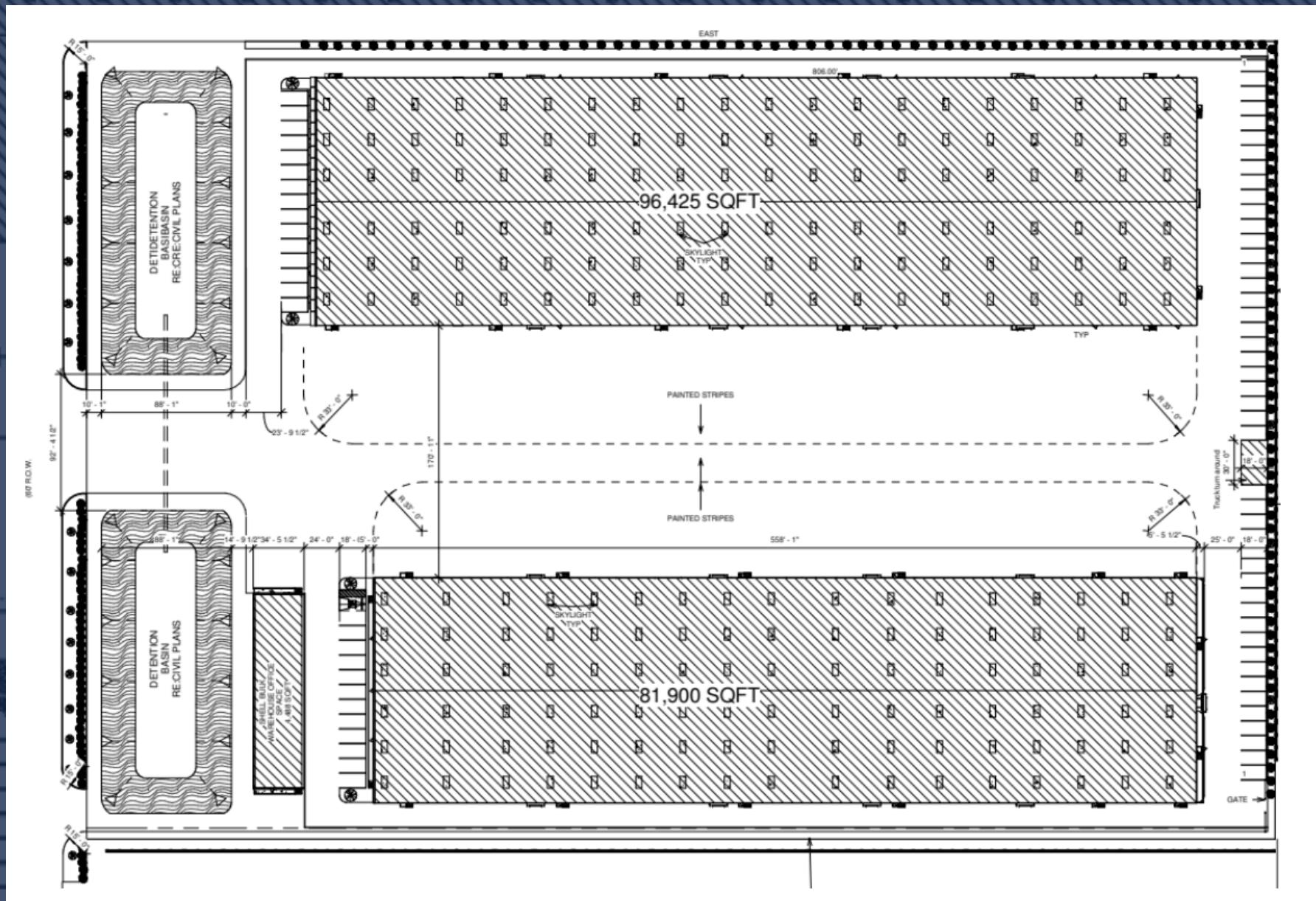
**Dock High
Loading/Ramps
Ample**

Power-to-Suit

FORBES INDUSTRIAL PARK - PHASE I

11515 Forbes Rd, Houston, TX 77075

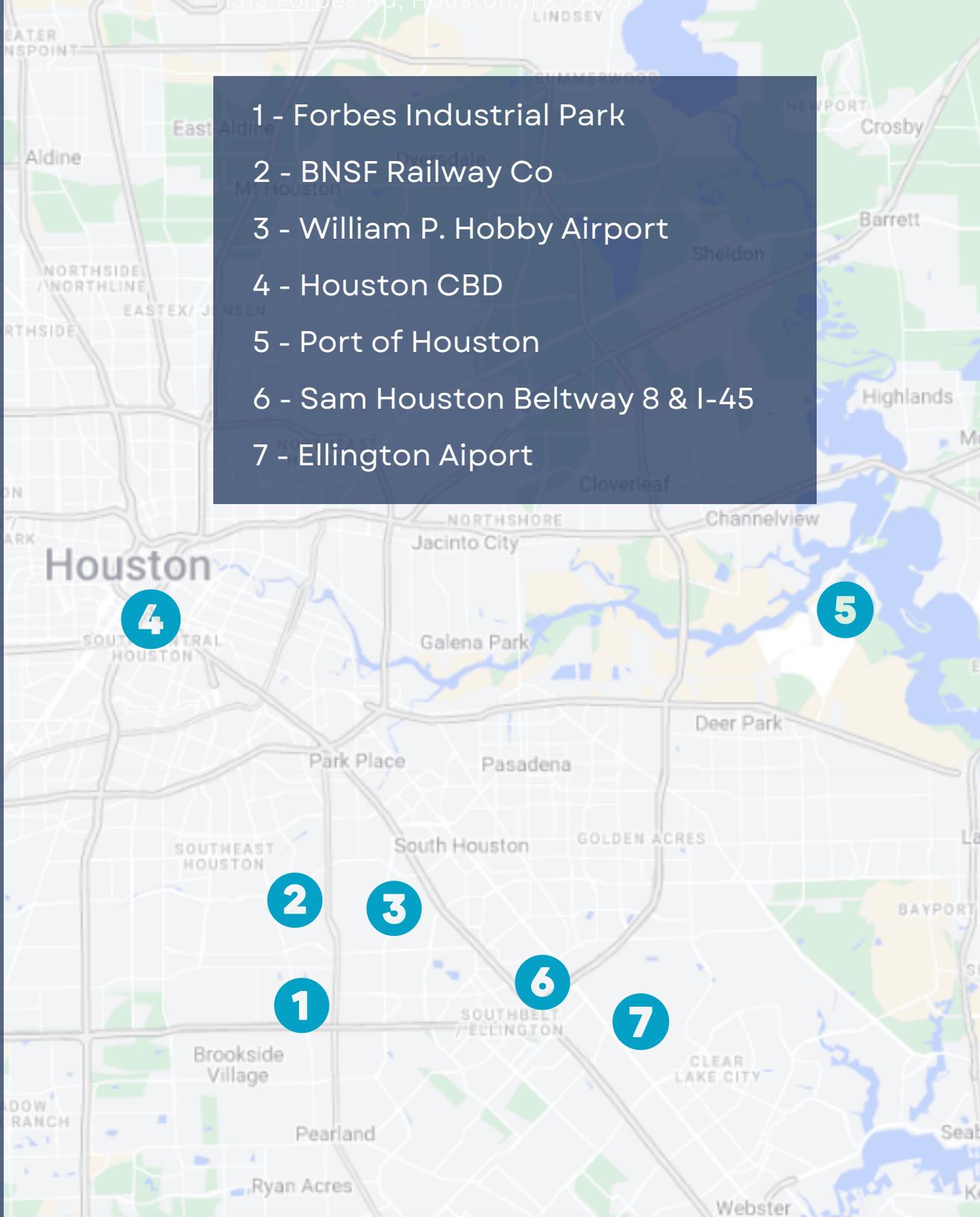
PROJECT SITE PLAN



*Images Do Not Reflect Final Renderings

STRATEGIC LOCATION

- Options of Ingress/Egress to I-45, Sam Houston Beltway, and SH-35
- Close proximity to Houston Hobby International Airport
- Easy access to Bayport and Barbours Cut
- Minutes away from the busiest BNSF lines
- Close proximity to Ellington Airport which supports the operations of the US military, NASA, and a variety of general aviation tenants





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FOR SALE OR LEASE

**For More Information Contact
Our Industrial Investments
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Project Developments



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