



11515 Forbes Rd, Houston, TX 77075
FOR SALE OR LEASE

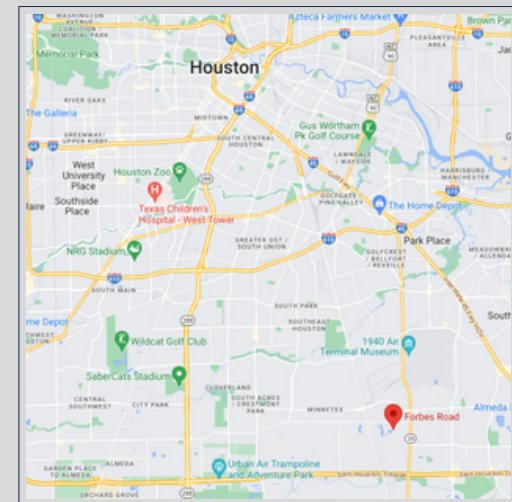


FORBES INDUSTRIAL PARK - PHASE I

± 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.

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PROJECT HIGHLIGHTS

POTENTIAL USES

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

FOR SALE & LEASE RATES

Contact Broker

PROJECTED COMPLETION DATE

January 2024

10 Acre
Development

Clear Height
36' - 44'

Design Build or
Build-to-Suit
15,000 - 187,00

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

Loading
Options &
Power
To Suit

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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**

*Images Do Not Reflect Final Renderings

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BUILDING B WAREHOUSE/ DISTRIBUTION/ MANUFACTURING

85,000 RSF

**Divisible
15,000 SF**

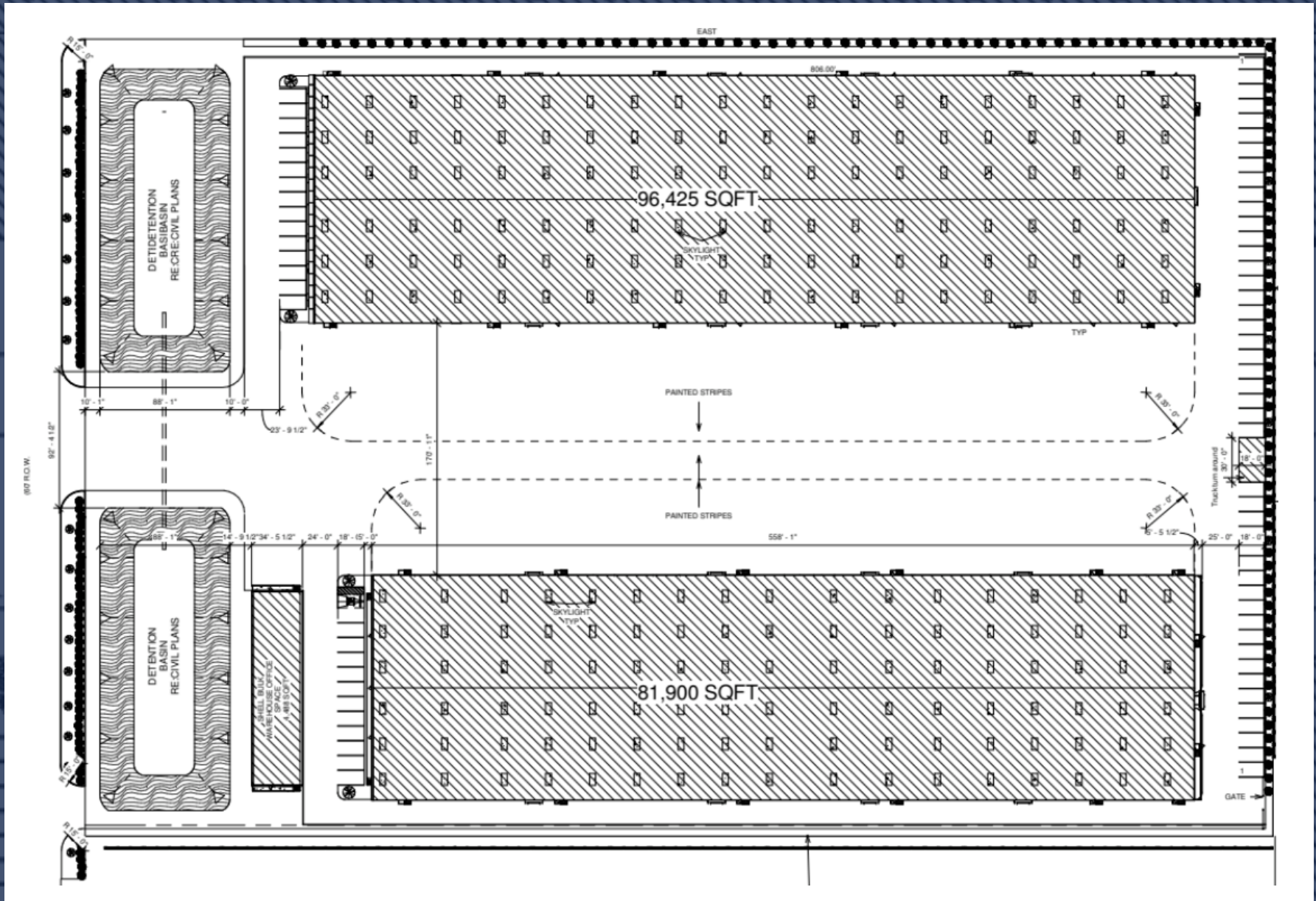
**Office Built-
to-suit**

**Clear High
44'**

**Dock High
Loading/Ramps
Ample**

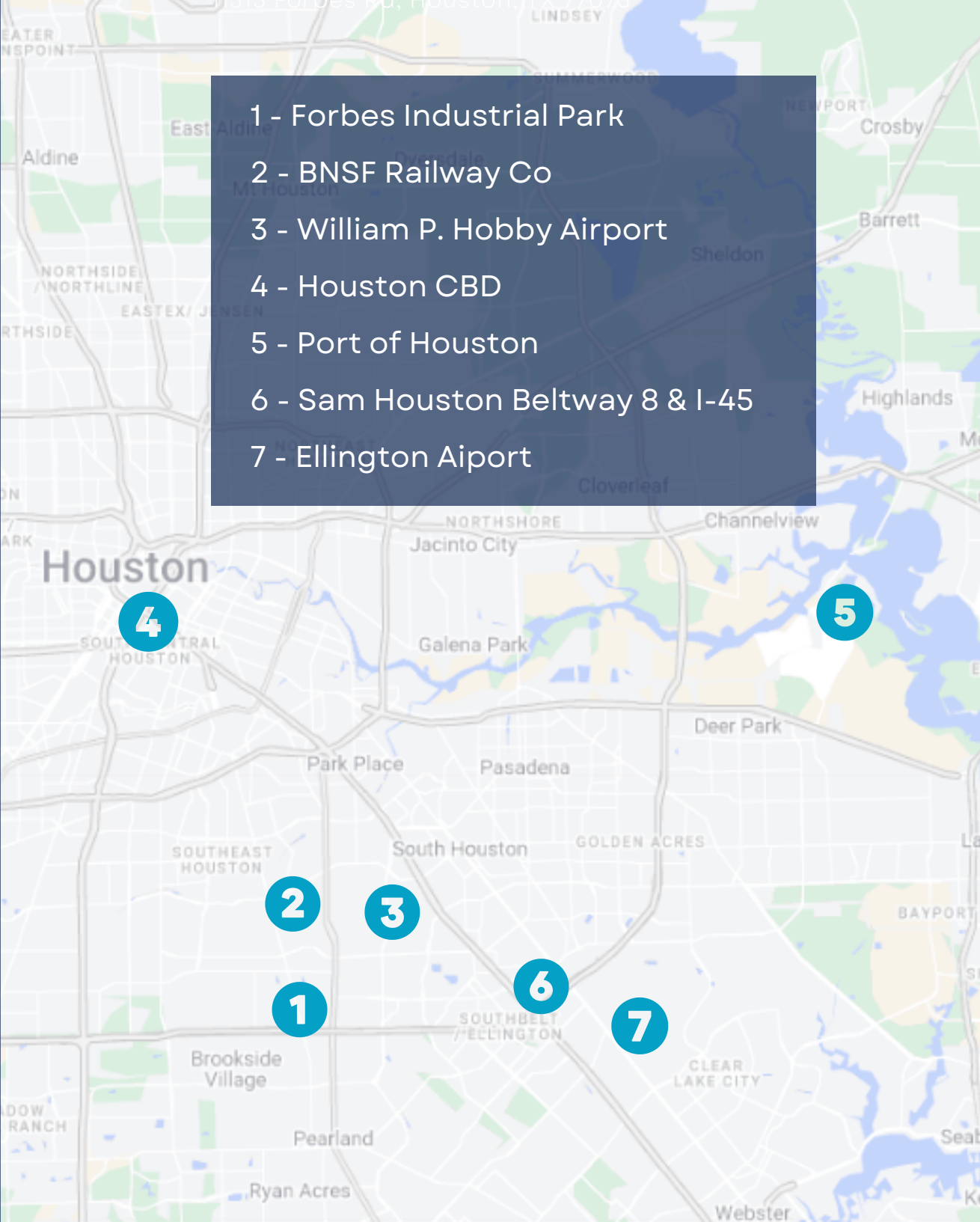
Power-to-Suit

PROJECT SITE PLAN



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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- A map of the Houston area with seven numbered blue circular markers. Marker 1 is in the southwest near Brookside Village. Marker 2 is north of marker 1. Marker 3 is east of marker 2. Marker 4 is in the center near South Central Houston. Marker 5 is in the northeast near Channelview. Marker 6 is south of marker 3. Marker 7 is east of marker 6. A dark blue text box in the upper right contains a list of locations corresponding to these markers.
- 1 - Forbes Industrial Park
 - 2 - BNSF Railway Co
 - 3 - William P. Hobby Airport
 - 4 - Houston CBD
 - 5 - Port of Houston
 - 6 - Sam Houston Beltway 8 & I-45
 - 7 - Ellington Aiport



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**For More Information Contact
Our Industrial Investments
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Project Developments



Disclaimer: The information provided in this document has been sourced from the property owner or other reliable sources. While we have no reason to question its accuracy, we cannot guarantee its reliability. We advise that you verify all information before making any purchase or lease decisions.