



WORKHUB

CONROE PARK NORTH

3501 Pollok Drive,
Conroe, TX 77303

Premium, Flexible Office+Warehouse Spaces
Designed for Growth.

Located at 3501 Pollok Drive, Conroe, TX 77303, **WorkHub Conroe Park North** redefines the industrial workspace with a modern concept: Premium warehouse spaces combining flexibility with efficiency.

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

Premium Industrial Flex Spaces



Premium Industrial Flex Spaces

GENERAL DESCRIPTION

Whether you're launching a production facility, expanding your distribution network, investing in innovation, or relocating operations, **WorkHub Conroe Park North** delivers the infrastructure, access to a thriving business community, and incentive support your business needs to succeed. Our premium flexible spaces are designed with both functionality and comfort in mind. The front office area includes a welcoming reception space, private restroom, coffee station, smart thermostats, and energy-efficient LED lighting, all under a 22-foot ceiling.

The warehouse section features a fully insulated structure with a 29-foot clear height, 3-phase power, ample storage space, and an insulated rolling door, making it ideal for all industries. Our all-in-one solution gives tenants access to shared amenities such as forklifts, and pallet jacks, helping optimize operations and reduce overhead costs. Contact us and grow your business with us!

AMENITIES



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

SITE PLAN



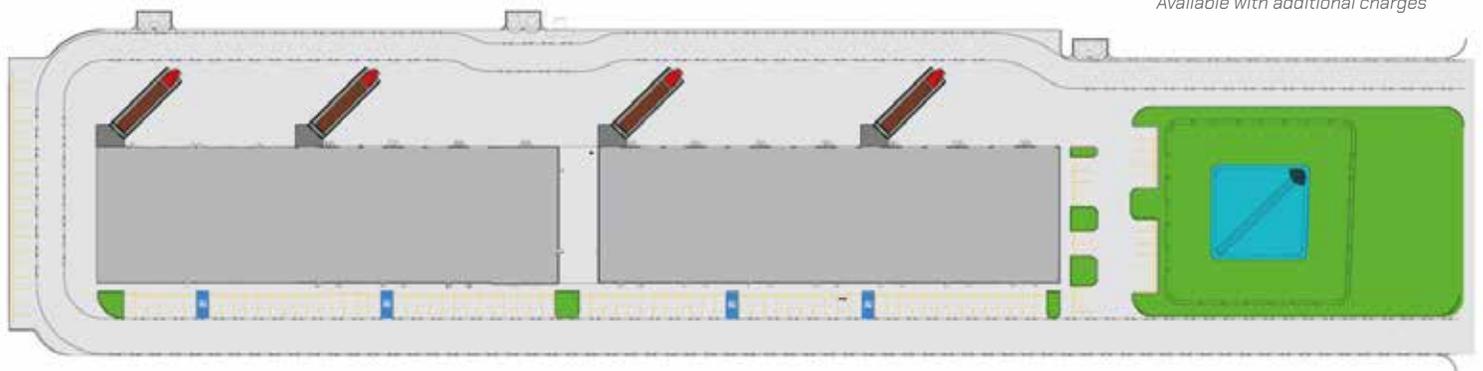
**For illustration purposes only. Final Layout may vary.*

Building Size

33,800 SF

Total Business Park Area

67,600 SF



Proposed 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
- Direct Access to Warehouse

Warehouse Highlights

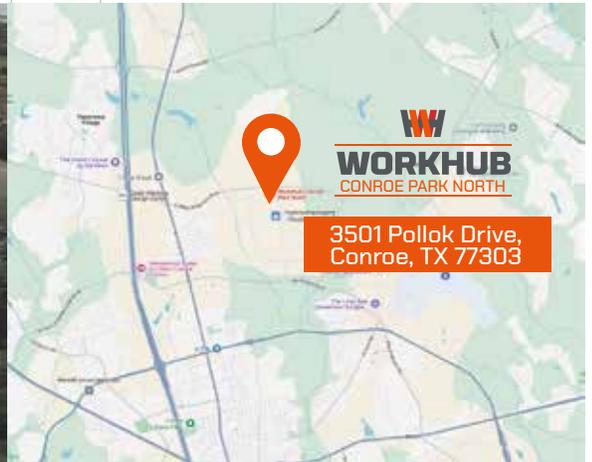
- Ample Storage Space
- Insulated 12 FT Rolling Door
- Warehouse Height 29 FT
- Shared Forklift Included
- Insulated Warehouse Space
- Rack System*
- A/C in Warehouse*

**Available with additional charges*

STRATEGIC LOCATION

The Conroe area is especially well-suited for businesses in foreign-trade logistics, manufacturing, and production, offering a robust set of economic development programs that reward companies for community impact.

Our team is ready to connect you with the right resources and partners so you can make the most of Conroe's pro-growth, pro-business environment.



Economic State Incentives

- Manufacturing Machinery and Equipment
- Sales Tax Exemption on Natural Gas and Electricity
- Data Center Exemption
- Research and Development Tax Credit
- Pollution Control Equipment Incentive

Economic Local Incentives

- Performance-Based Cash Incentives
- Property Tax Abatement
- Texas Economic Development Act (Chapter 313) Agreements with School Districts
- Chapter 380 (Municipal) & Chapter 381 (County) Agreements
- Texas Enterprise Zone Program
- Freeport Exemption & Foreign Trade Zone #265



The Business/economic activities that can benefit from foreign-trade zone # 256 zone status are:

- **Exporting**
- **Foreign-Trade Logistics**
- **Production** (Manufacturing/Assembly)

For more information : www.conroeedc.org



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WORKHUB