

CONROE'S NEW INDUSTRIAL HUB



northstar
INDUSTRIAL PARK

100 N FM 3083, CONROE, TX 77303



Speculative rendering

**BUILD-TO-SUIT
WAREHOUSES**

Conroe is

one of the fastest growing cities

in the United States.

Ranked 3rd Fastest-Growing City in the United States, by SmartAsset



FM 3083

**17 acres available
for build-to-suit**

**9 acres available
for build-to-suit**

Possible **tax incentives**
with **business-friendly**
Economic Development Council

NorthStar Industrial Park is a Class A industrial park in northeast Conroe.

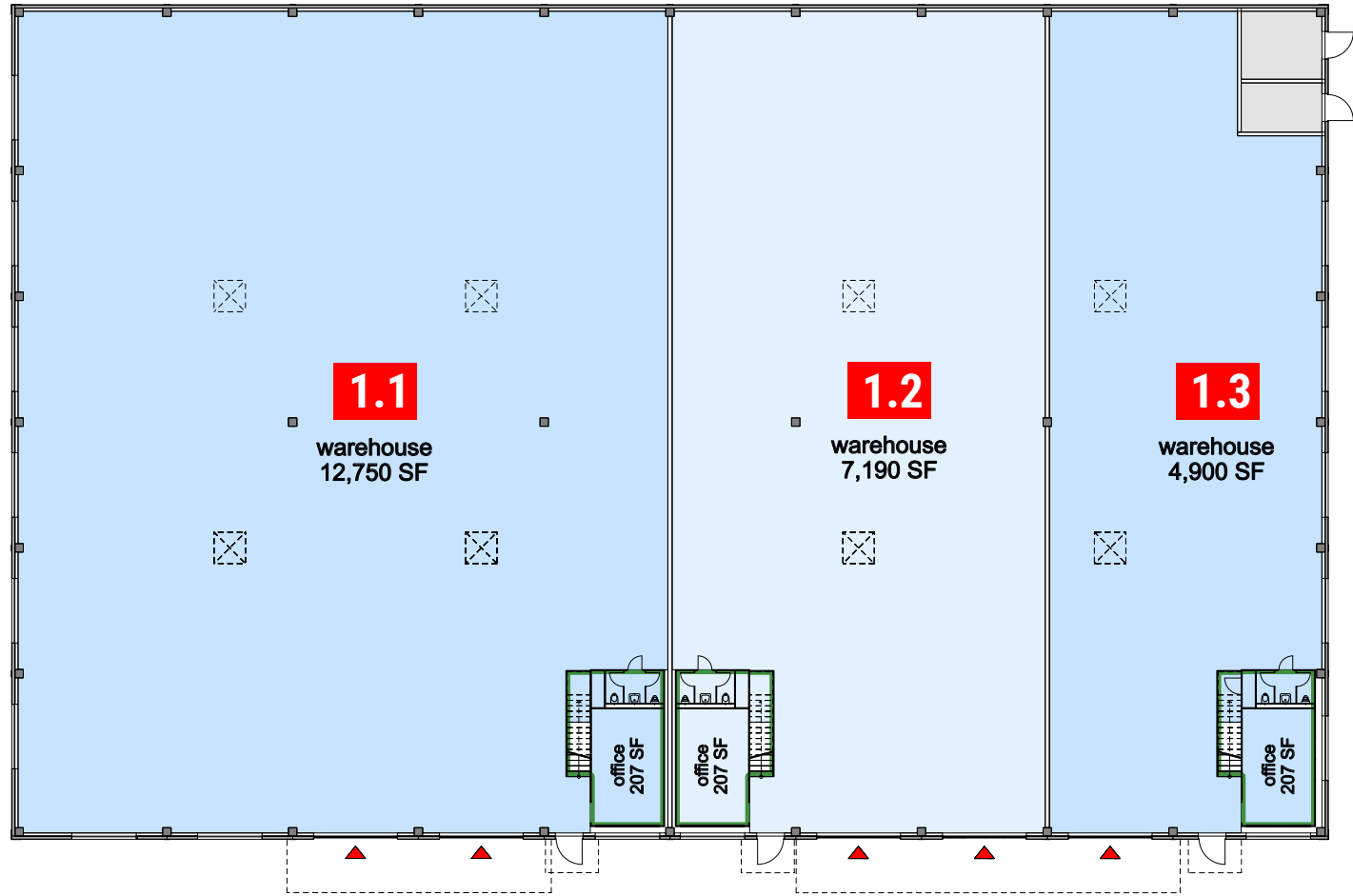
Located just minutes from Conroe-North Houston Airport and with quick ingress/egress to I-45 from Loop 336 and FM 3083 access points, NorthStar Industrial Park is an ideal location for all your light manufacturing, warehouse, distribution and flex office needs.

Site Plan

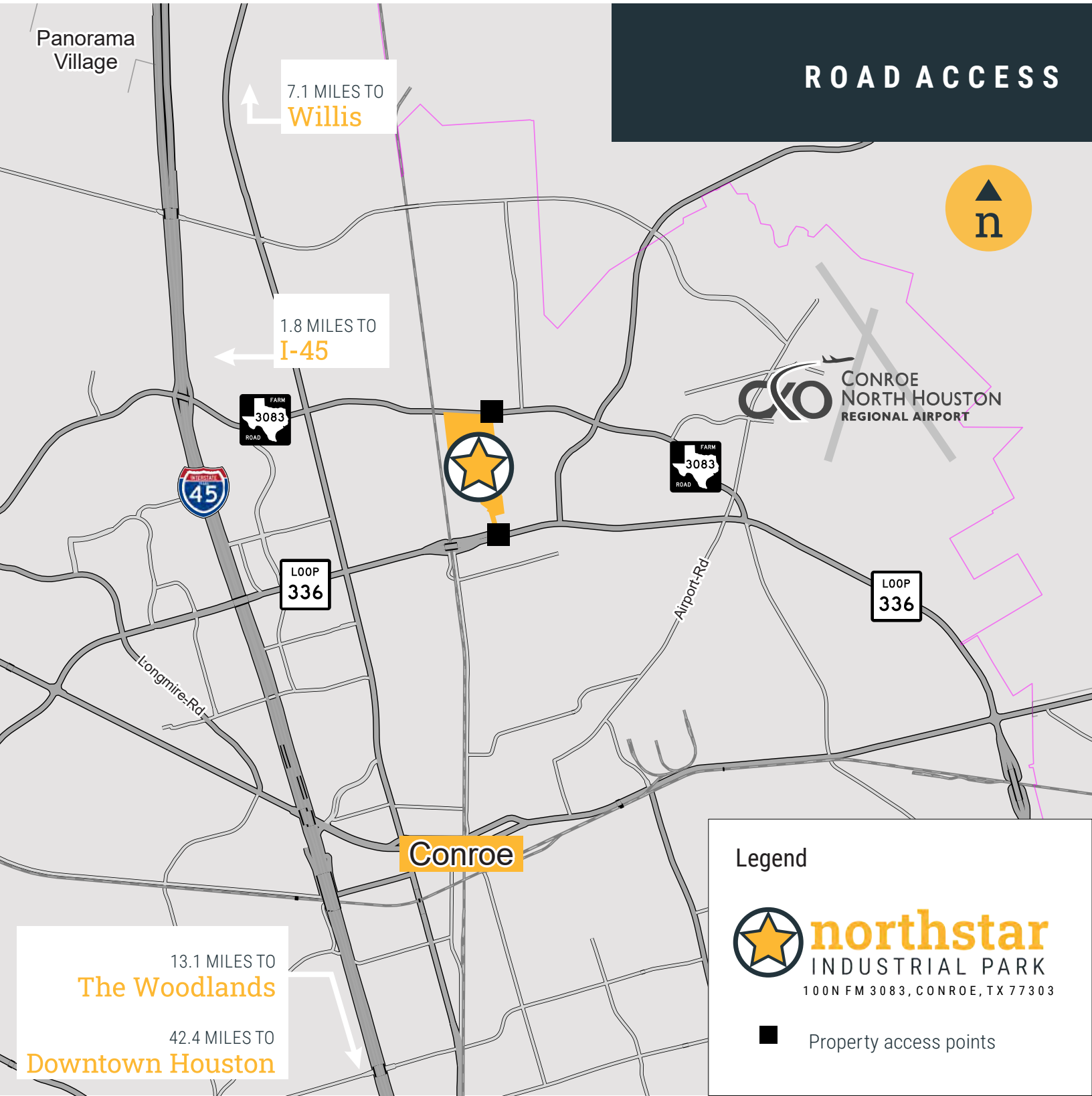
Unit nr.	Hook Height/ Clear Height (ft)	Sprinklers	SF warehouse	SF Office Tenant installation	SF Total	SF laydown area	Gates
Total Building	30'/22'	Yes	24,840 SF	1,680 SF	26,520 SF	32,930 SF	5
1.1	30'/22'	Yes	12,750 SF	560 SF	13,310 SF	16,530 SF	2
1.2	30'/22'	Yes	7,190 SF	560 SF	7,750 SF	9,630 SF	2
1.3	30'/22'	Yes	4,900 SF	560 SF	5,460 SF	6,770 SF	1



Hypothetical demising plan



ROAD ACCESS



Legend



■ Property access points

Contact for more information:

Drew Coupe
Direct: +1 713-993-7832
Cell: +1 832-226-6726
drew.coupe@avisonyoung.com

Dawson Smith
Direct: +1 713-993-7167
Cell: +1 713-689-9849
dawson.smith@avisonyoung.com

