

FOR LEASE

2 FREESTANDING
BUILDINGS AVAILABLE



UNIQUE OPPORTUNITY IN THE NW SUBMARKET

KBCADVISORS

 Welcome
Realty Advisors

WELCOME TO NORTHWEST RESERVOIR DISTRICT

THE MANUFACTURING
DESTINATION IN HOUSTON, TX

- 
- » CRANE SERVED MANUFACTURING FACILITIES IN BUSINESS PARK SETTING
 - » A LIMITED SUPPLY OF CRANE SERVED BUILDINGS IN NW SUBMARKET
 - » EXCELLENT LOCATION WITH QUICK ACCESS TO FM 529, HWY 290, HWY 6, AND BELTWAY 8
 - » HEAVY POWER AND ABOVE AVERAGE CLEAR HEIGHT
 - » WILL LEASE INDIVIDUAL BUILDINGS
 - » STRONG LABOR FORCE

**OVER ONE MILLION SF
OF OPPORTUNITIES**



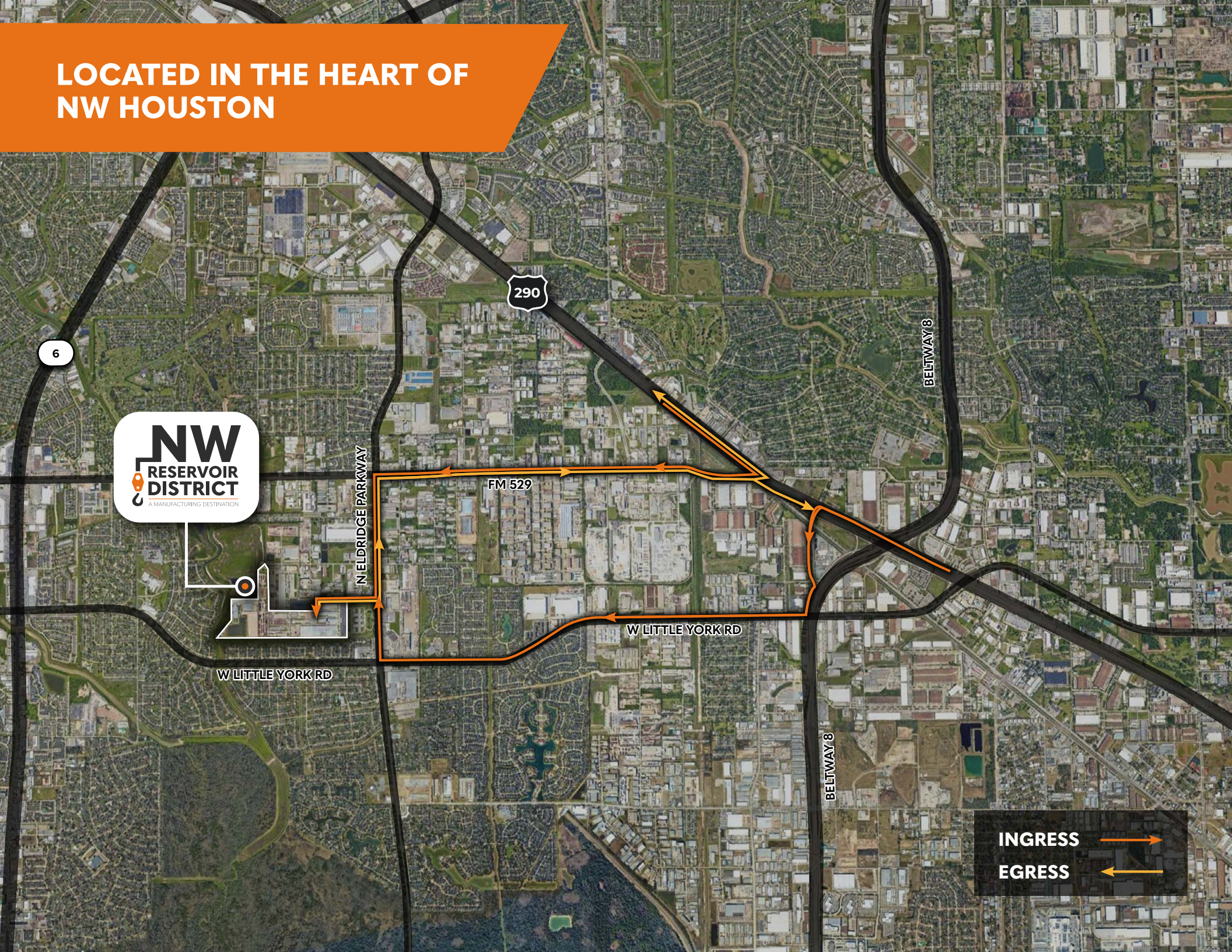
A	Warehouse	71,728 SF	E	Coating	LEASED	I	Riser Tall Assembly	LEASED	M	Riser Facility	LEASED
B	Assembly	LEASED	F	Fabrication	LEASED	J	Vehicle Maintenance	LEASED	T	Pipe Fabrication	LEASED
C	R&D	LEASED	G	Finish Machine Shop	LEASED	K	Retro-Fit	LEASED	U	Controls	LEASED
D	Connector Test	LEASED	H	Heavy Fabrication	LEASED	L	Crane Building and Yard	LEASED	V	GOS Training	67,684 SF

ENDLESS POSSIBILITIES FOR MANUFACTURING SPACE

	BUILDING	SHOP SIZE (SF)	OFFICE SIZE (SF)	TOTAL AVAILABLE (SF)
A	Warehouse	66,252	5,476	71,728
B	Assembly	56,505	8,113	LEASED
C	R&D	28,924	40,083	LEASED
D	Connector Test	15,948	1,547	LEASED
E	Coating	36,820	2,088	LEASED
H	Heavy Fabrication	21,340	1,615	LEASED
G	Finish Machine Shop	393,119	64,900	LEASED
F	Fabrication	57,900	4,800	LEASED
I	Riser Tall Assembly	16,025	0	LEASED
J	Vehicle Maintenance	22,046	1,825	LEASED
K	Retro-Fit	32,226	4,628	LEASED
L	Crane Building and Yard	11,136	0	LEASED
M	Riser Facility	66,390	5,800	LEASED
T	Pipe Fabrication	32,360	2,144	LEASED
U	Controls	53,872	35,872	LEASED
V	GOS Training	0	67,684	67,684
	Gate House	0	930	LEASED



LOCATED IN THE HEART OF
NW HOUSTON



NW
RESERVOIR
DISTRICT
A MANUFACTURING DESTINATION

290

6

N ELDRIDGE PARKWAY

FM 529

BELTWAY 8

W LITTLE YORK RD

W LITTLE YORK RD

BELTWAY 8

INGRESS →
EGRESS ←

THE DISTRICT IS ELEVATED BY A STRONG LABOR FORCE

FORKLIFT DRIVERS



\$19.52

Avg Hourly Earnings

30 MIN

5,015

19%

1,054

45 MIN

11,323

20%

1,757

2023 Resident Workers

Past 5-Year Growth

2023 Net Commuters

WAREHOUSE WORKERS



\$16.58

Avg Hourly Earnings

40,805

28%

12,180

91,143

30%

13,398

2023 Resident Workers

Past 5-Year Growth

2023 Net Commuters

ASSEMBLERS & FABRICATORS



\$18.45

Avg Hourly Earnings

3,221

6%

8,368

3,373

8%

17,806

2023 Resident Workers

Past 5-Year Growth

2023 Net Commuters

WELDERS, CUTTERS, SOLDERERS & BRAZERS



\$25.39

Avg Hourly Earnings

4,342

-1%

1,743

9,469

0%

2,325

2023 Resident Workers

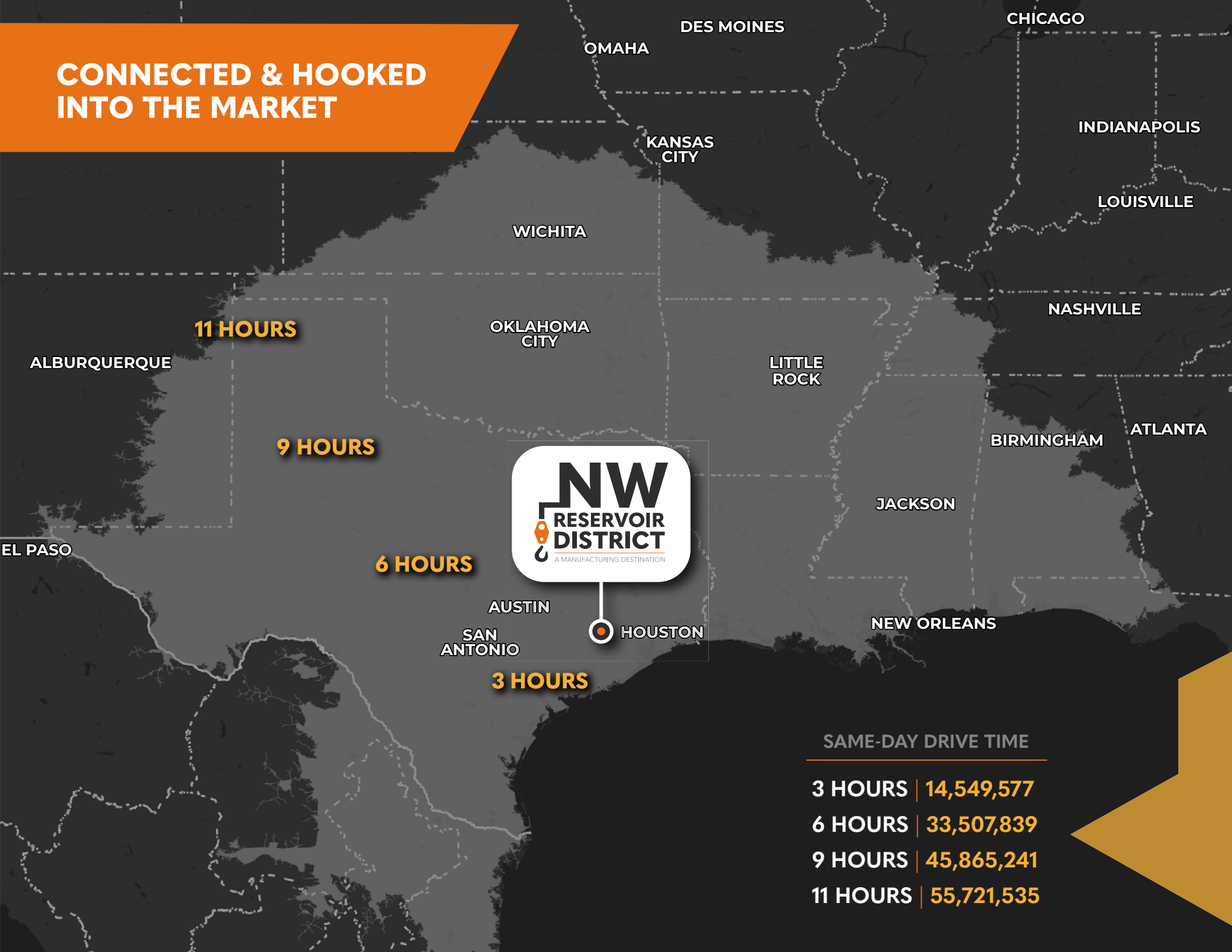
Past 5-Year Growth

2023 Net Commuters

**CLICK HERE FOR
MORE INFORMATION**



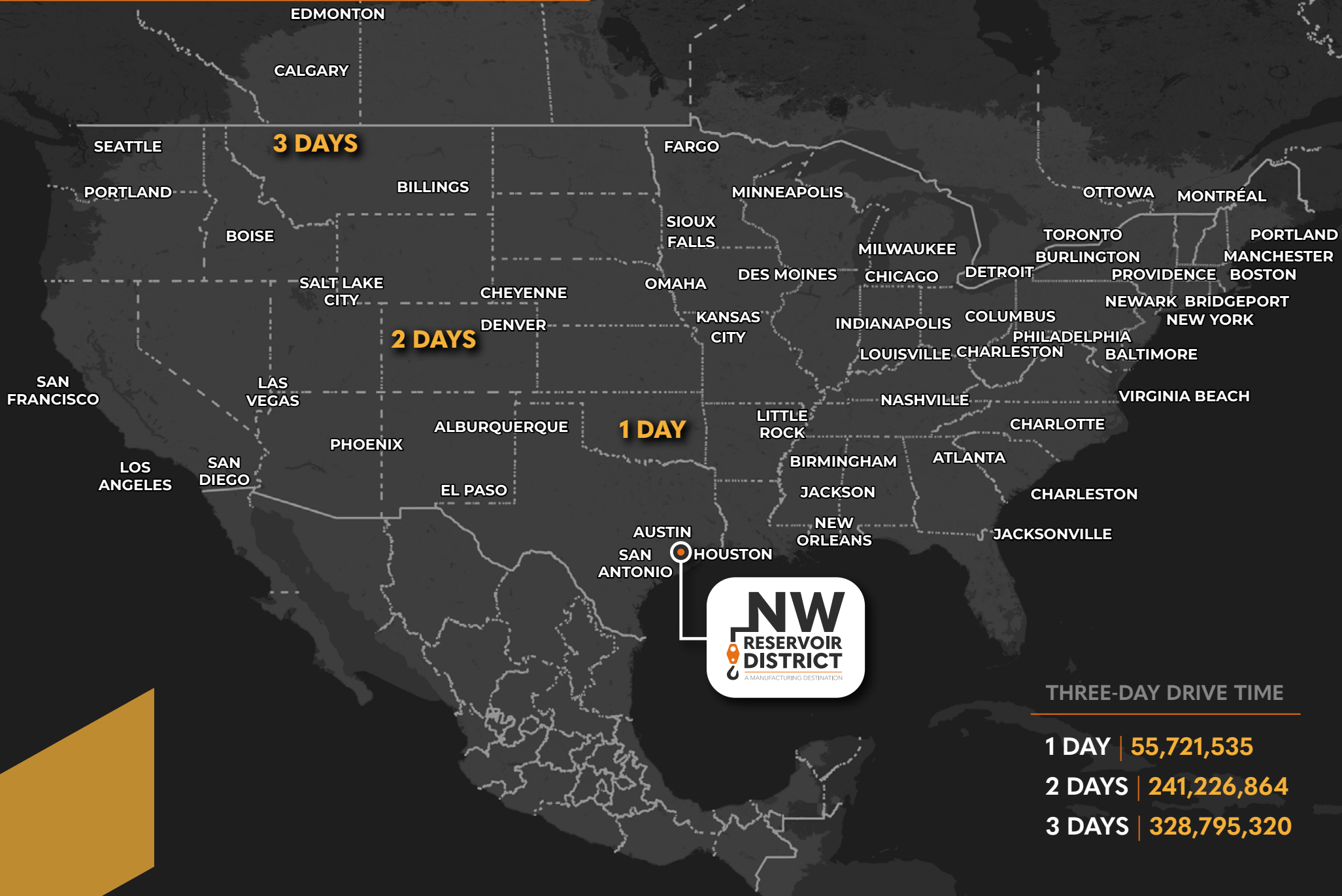
CONNECTED & HOOKED INTO THE MARKET



SAME-DAY DRIVE TIME

3 HOURS	14,549,577
6 HOURS	33,507,839
9 HOURS	45,865,241
11 HOURS	55,721,535

REACHING OVER 328M PEOPLE WITHIN A 3 DAY REACH



NORTHWEST RESERVOIR DISTRICT IS BUILT WITH YOUR FUTURE IN MIND

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