

FOR SALE OR LEASE  
23623 COLONIAL PARKWAY,  
KATY, TEXAS

± 540,000 SF DIVISIBLE DRY WAREHOUSE  
FOR SALE OR LEASE  
OWNER-USER OPPORTUNITY

PARK  
**10** NINETY  
NINE

BULK/DRY WAREHOUSE

MASSIVE TRAILER/EMPLOYEE PARKING | RACKING AVAILABLE | HEAVY POWER





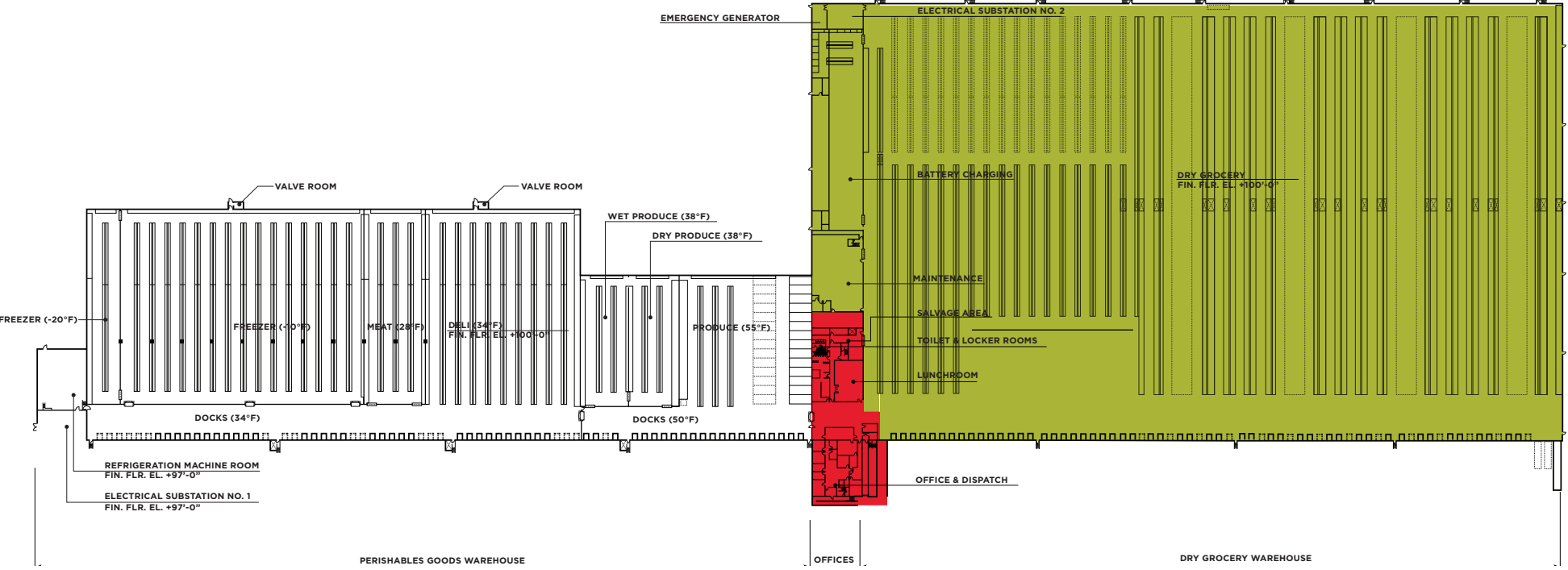
# PROPERTY HIGHLIGHTS

IDEAL OWNER-USER PURCHASE OPPORTUNITY

540,00 SF WAREHOUSE ON APPROX. 28 ACRES OF LAND

- UP TO 540,000 SF OF DIVISIBLE DRY WAREHOUSE (INCLUDING 5,000 SF OF GROUND FLOOR OFFICE IN THE GLASS POD AND UP TO 24,000 SF OF MEZZANINE OFFICE)) BUILDING PLANS AND SPECS AVAILABLE FOR REVIEW
- TRAILER STORAGE (UP TO 211 TRAILER AND UP TO 97 TRACTOR/CABS/BOX TRUCK)
- P
 UP TO 560 CAR PARKS
- ± 68 DOCK DOORS ON DRY WAREHOUSE SIDE
- DRY FRONT LOAD BUILDING IS APPROX. 925' WIDE X 540' DEEP AND CLEAR HEIGHT IS 34'-36'
- DEPENDING ON NEED FOR TRAILER YARD AND EXCESS PARKING, THERE IS ADDITIONAL TRUCK STAGING AREA OUTSIDE OF THE FENCED AREA THAT CAN BE USED FOR STAGING, ADDITIONAL PARKING, ETC.
- FULLY RACKED WAREHOUSE (RACKS CAN REMAIN)
- SPRINKLERED
- 6,000 AMPS EXISTING - UPGRADE TO 10,000 AMPS WITH ADDTL. SWITCH GEAR ONLY
- AEROSOL STORAGE AREA WITH IN-RACK SPRINKLERS
- FULL BATTERY CHARGING ROOM

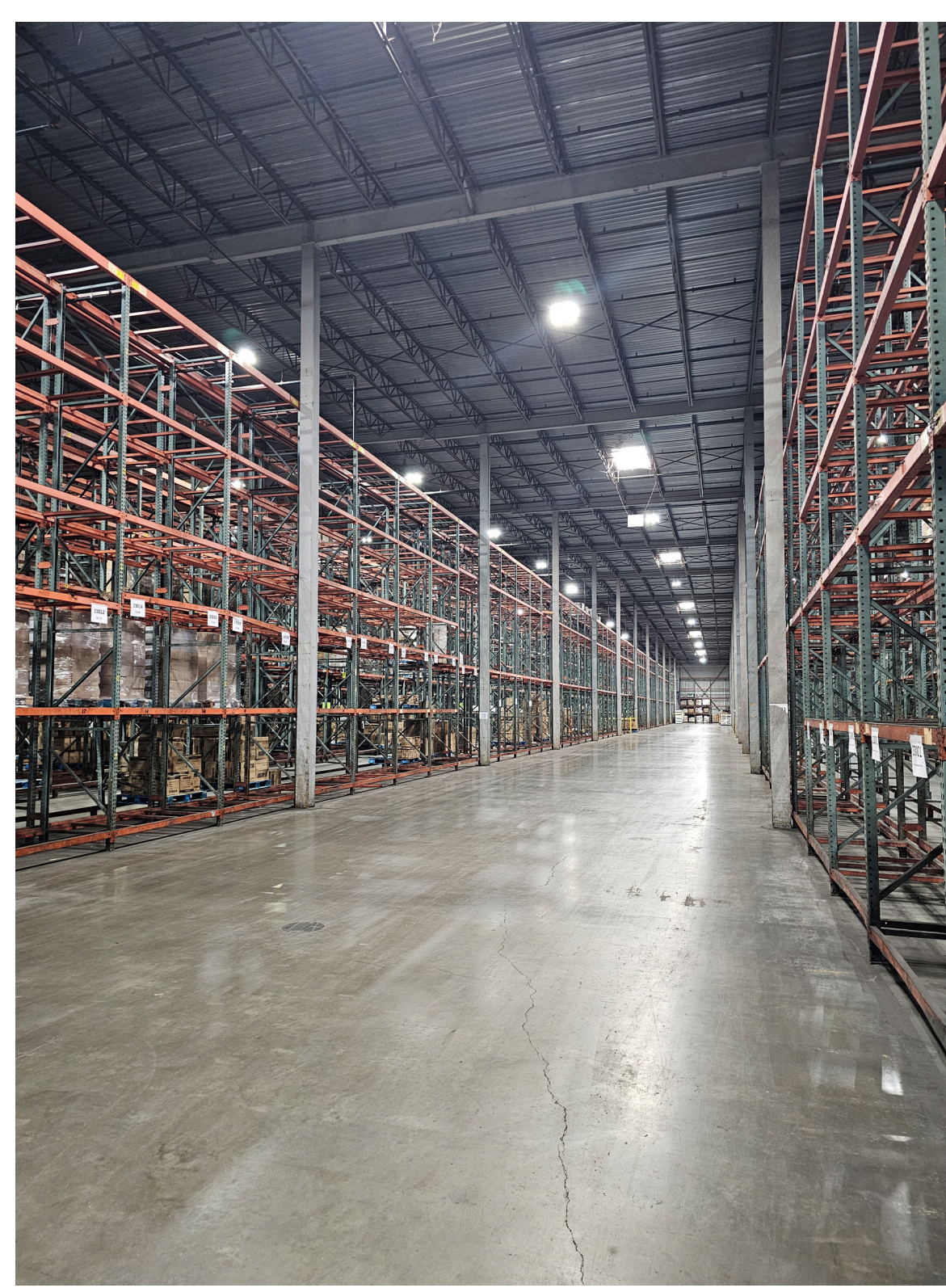
# SITE PLAN



## LEGEND

- 
 DRY WAREHOUSE
  OFFICE

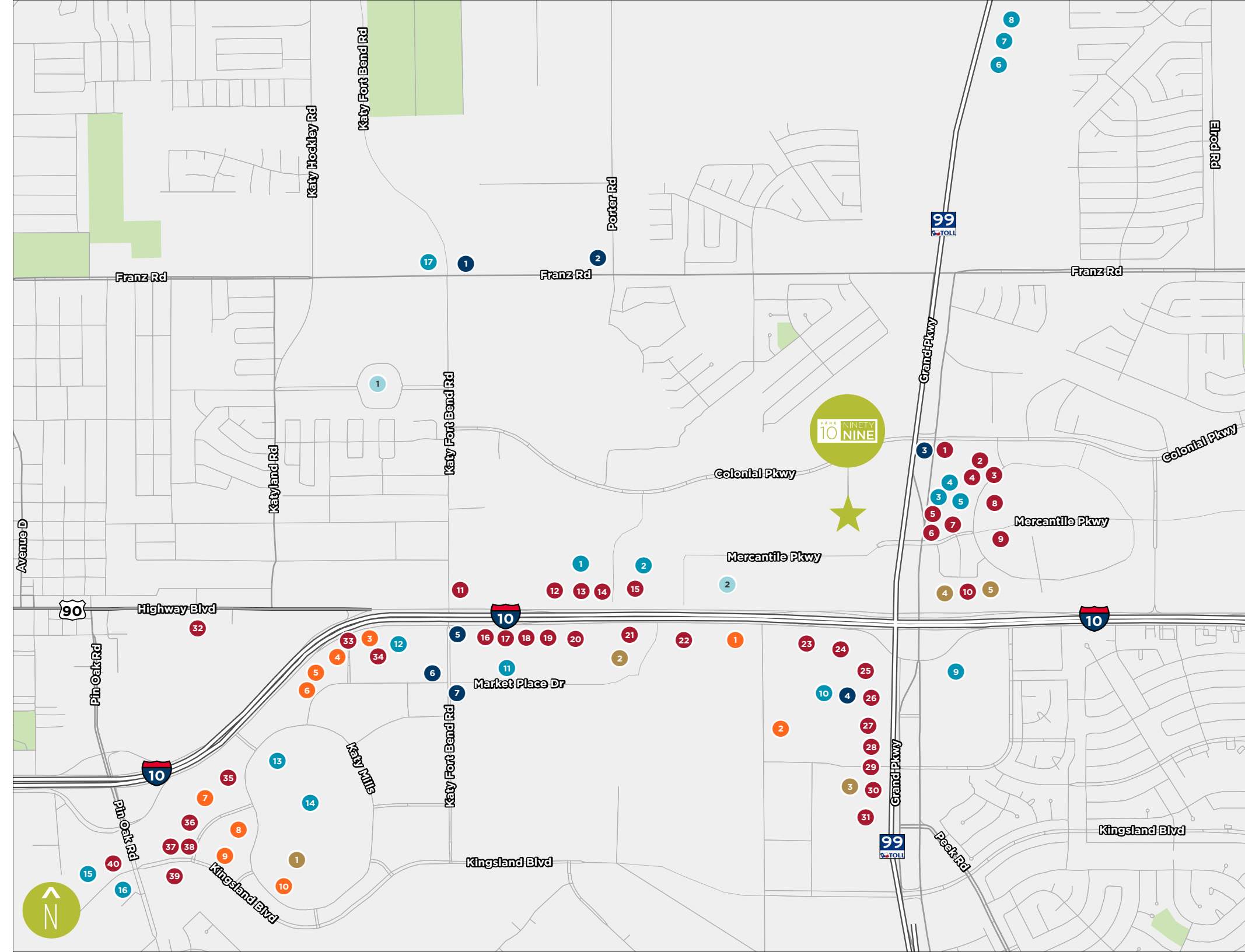






# CONVENIENCE AT YOUR DOOR

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>1 AMC KATY MILLS 20</li> <li>2 MAIN EVENT KATY</li> <li>3 TIMES SQUARE KATY</li> <li>4 CINEMARK 19</li> <li>5 ANDRETTI KARTING</li> </ul> | <ul style="list-style-type: none"> <li>1 KATY SPORTS COMPLEX</li> <li>2 MEMORIAL HERMANN HOSPITAL</li> </ul>   | <ul style="list-style-type: none"> <li>21 FREDDY'S STEAKBURGERS</li> <li>22 COOPER'S OLD TIME BBQ</li> <li>23 FIRST WATCH</li> <li>24 MO'S IRISH PUB</li> <li>25 THE TOASTED YOLK CAFE</li> <li>26 JERSEY MIKE'S SUBS</li> <li>27 HARRIS COUNTY SMOKEHOUSE</li> <li>28 GRINGO'S KITCHEN</li> <li>29 BECK'S PRIME</li> <li>30 EL REY TAQUERIA</li> <li>31 ROKO GRILL</li> <li>32 TEXAS TRADITION</li> <li>33 STARBUCKS</li> <li>34 ANTONIA'S</li> <li>35 RED LOBSTER</li> <li>36 BURGER THEORY</li> <li>37 PANERA BREAD</li> <li>38 WENDY'S</li> <li>39 FIREHOUSE SUBS</li> <li>40 CHICK-FIL-A</li> </ul> | <ul style="list-style-type: none"> <li>1 PETSMA<span style="font-size: 0.8em;">RT</span></li> <li>2 DICK'S SPORTING GOODS</li> <li>3 JCPENNEY</li> <li>4 HMART</li> <li>5 ASIAN TOWN KATY</li> <li>6 KROGER MARKETPLACE</li> <li>7 HOMEGOODS</li> <li>8 PETCO</li> <li>9 ACADEMY SPORTS</li> <li>10 COSTCO</li> <li>11 KATY RANCH CROSSING</li> <li>12 WALMART SUPERCEN-<br/>TER</li> <li>13 BASS PRO SHOPS</li> <li>14 KATY MILLS</li> <li>15 HEB</li> <li>16 WALGREENS</li> <li>17 CVS PHARMACY</li> </ul> |
| <ul style="list-style-type: none"> <li>1 TINY'S</li> <li>2 CHEVRON</li> <li>3 SHELL</li> <li>4 COSTCO GAS</li> <li>5 TEXACO</li> <li>6 MURPHY USA</li> <li>7 EXXON</li> </ul>    | <ul style="list-style-type: none"> <li>1 SONIC</li> <li>2 YELO</li> <li>3 SQUARE ROOT POKE</li> <li>4 ZAKE SUSHI &amp; RAMEN</li> <li>5 LA MADELEINE</li> <li>6 SLIM CHICKENS</li> <li>7 RED ROBIN</li> <li>8 CORNER 99</li> <li>9 85C CAFE</li> <li>10 WHISKEY CAKE KITCHEN</li> <li>11 IN-N-OUT BURGER</li> <li>12 OUTBACK STEAKHOUSE</li> <li>13 ABUELO'S MEXICAN EMBASSY</li> <li>14 BLACK BEAR DINER</li> <li>15 CHIPOTLE</li> <li>16 KATY VIBES</li> <li>17 TACO CABANA</li> <li>18 IHOP</li> <li>19 OLD CHICAGO</li> <li>20 JIMMY JOHN'S</li> </ul> | <ul style="list-style-type: none"> <li>1 TRU BY HILTON</li> <li>2 ELEMENT KATY</li> <li>3 COMFORT SUITES</li> <li>4 BEST WESTERN PLUS</li> <li>5 HILTON GARDEN INN</li> <li>6 SPRING HILL SUITES</li> <li>7 COURTYARD BY MARRIOTT</li> <li>8 RESIDENCE INN BY MARRIOTT</li> <li>9 HOMEWOOD SUITES</li> <li>10 ALOFT KATY</li> </ul>  |  |





PARK  
**10**

NINETY  
**NINE**



FOR MORE INFORMATION, PLEASE CONTACT:

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