

**1,298,956 SF AVAILABLE**  
**FOR LEASE OR SALE**

16 FREESTANDING INDUSTRIAL BUILDINGS  
LOCATED IN NW HOUSTON



UNIQUE OPPORTUNITY IN THE NW SUBMARKET

KBCADVISORS

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# WELCOME TO NORTHWEST RESERVOIR DISTRICT

THE 1.3M SF 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
  - » 16K – 458K SF BUILDINGS AVAILABLE FOR LEASE OR SALE
  - » WILL SELL OR LEASE INDIVIDUAL BUILDINGS
  - » STRONG LABOR FORCE

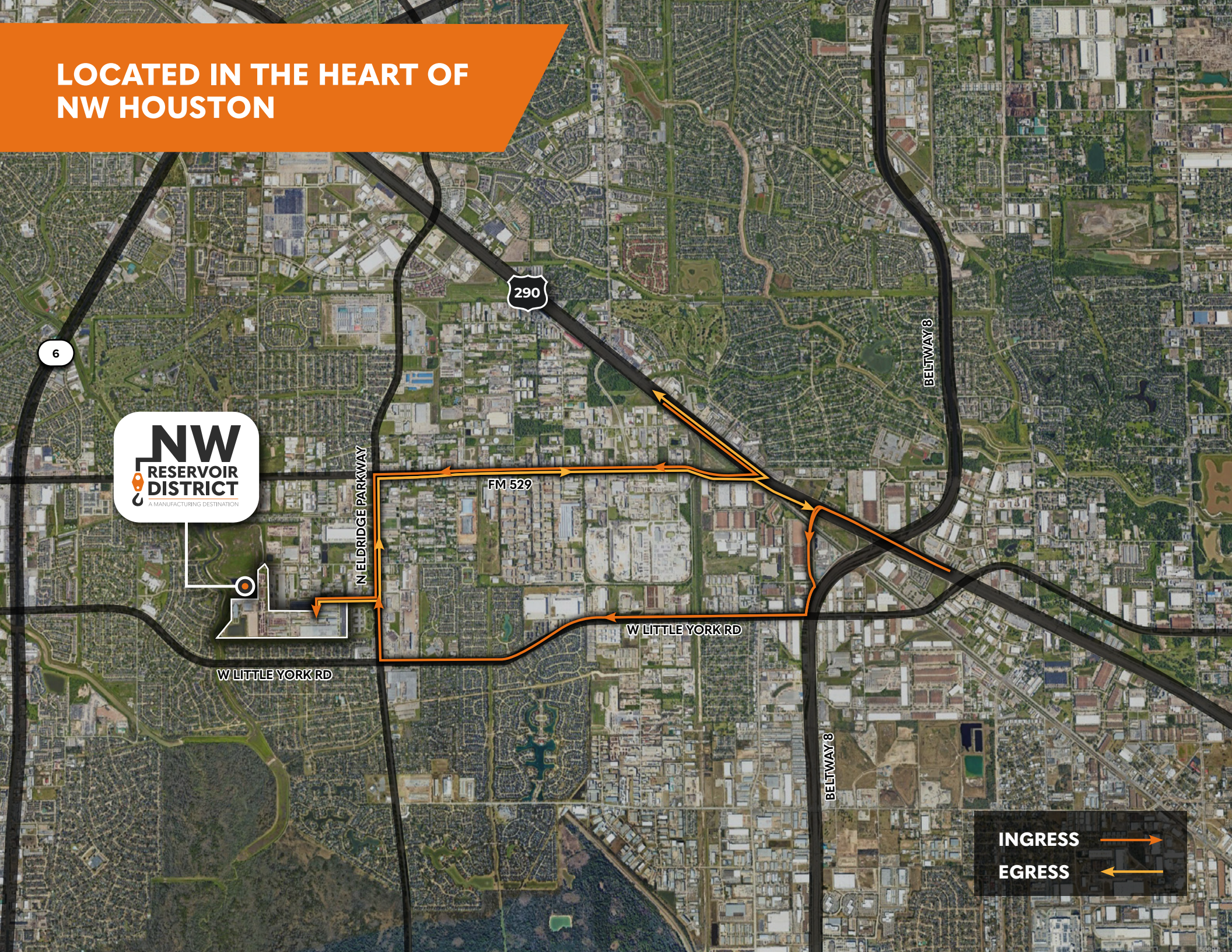


# ENDLESS POSSIBILITIES FOR MANUFACTURING SPACE

	BUILDING	SHOP SIZE (SF)	OFFICE SIZE (SF)	TOTAL SIZE (SF)
A	Warehouse	66,252	5,476	71,728
B	Assembly	56,505	8,113	64,618
C	R&D	28,924	40,083	69,007
D	Connector Test	15,948	1,547	17,495
E	Coating	36,820	2,088	38,908
H	Heavy Fabrication	21,340	1,615	22,955
	<b>**E&amp;H Together</b>	<b>58,160</b>	<b>3,703</b>	<b>61,863</b>
G	Finish Machine Shop	393,119	64,900	458,019
F	Fabrication	57,900	4,800	62,700
I	Riser Tall Assembly	16,025	0	16,025
	<b>**F&amp;I Together</b>	<b>73,925</b>	<b>4,800</b>	<b>78,725</b>
J	Vehicle Maintenance	22,046	1,825	23,871
K	Retro-Fit	32,226	4,628	36,854
L	Crane Building and Yard	11,136	0	11,136
M	Riser Facility	66,390	5,800	72,190
T	Pipe Fabrication	32,360	2,144	34,504
U	Controls	53,872	35,872	89,744
V	GOS Training	0	67,684	67,684
	Gate House	0	930	930
	<b>Total</b>	<b>1,042,948</b>	<b>256,008</b>	<b>1,298,956</b>



# LOCATED IN THE HEART OF NW HOUSTON



6

290

BELTWAY 8

**NW**  
**RESERVOIR**  
**DISTRICT**  
A MANUFACTURING DESTINATION

N ELDRIDGE PARKWAY

FM 529


W LITTLE YORK RD


W LITTLE YORK RD


BELTWAY 8


INGRESS →  
EGRESS ←

# THE DISTRICT IS ELEVATED BY A STRONG LABOR FORCE

	30 MIN	45 MIN	
<b>FORKLIFT DRIVERS</b>	<b>5,015</b>	<b>11,323</b>	2023 Resident Workers
	<b>19%</b>	<b>20%</b>	Past 5-Year Growth
<b>\$19.52</b> <i>Avg Hourly Earnings</i>	<b>1,054</b>	<b>1,757</b>	2023 Net Commuters

	30 MIN	45 MIN	
<b>WAREHOUSE WORKERS</b>	<b>40,805</b>	<b>91,143</b>	2023 Resident Workers
	<b>28%</b>	<b>30%</b>	Past 5-Year Growth
<b>\$16.58</b> <i>Avg Hourly Earnings</i>	<b>12,180</b>	<b>13,398</b>	2023 Net Commuters

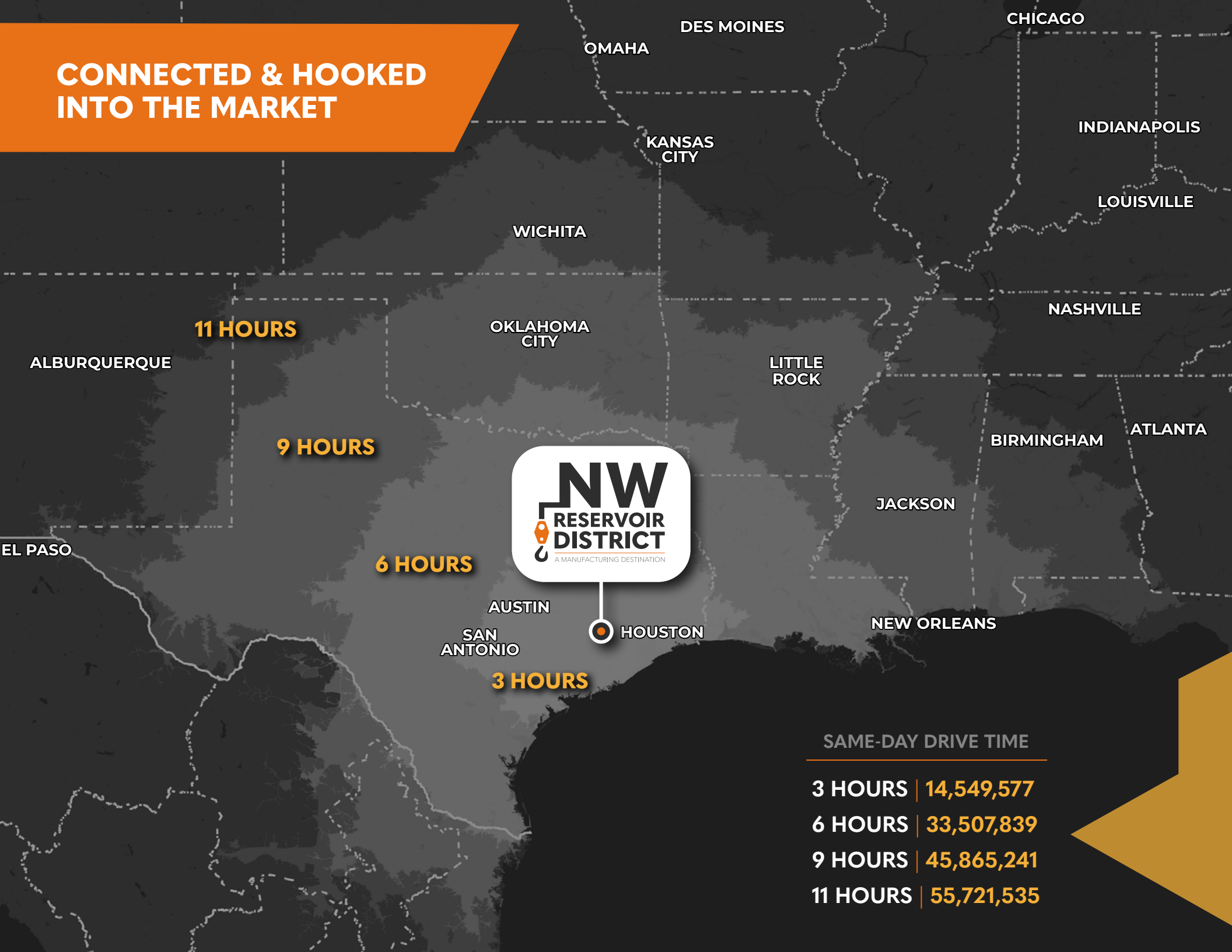
	30 MIN	45 MIN	
<b>ASSEMBLERS &amp; FABRICATORS</b>	<b>3,221</b>	<b>3,373</b>	2023 Resident Workers
	<b>6%</b>	<b>8%</b>	Past 5-Year Growth
<b>\$18.45</b> <i>Avg Hourly Earnings</i>	<b>8,368</b>	<b>17,806</b>	2023 Net Commuters

	30 MIN	45 MIN	
<b>WELDERS, CUTTERS, SOLDERERS &amp; BRAZERS</b>	<b>4,342</b>	<b>9,469</b>	2023 Resident Workers
	<b>-1%</b>	<b>0%</b>	Past 5-Year Growth
<b>\$25.39</b> <i>Avg Hourly Earnings</i>	<b>1,743</b>	<b>2,325</b>	2023 Net Commuters

[CLICK HERE FOR MORE INFORMATION](#)



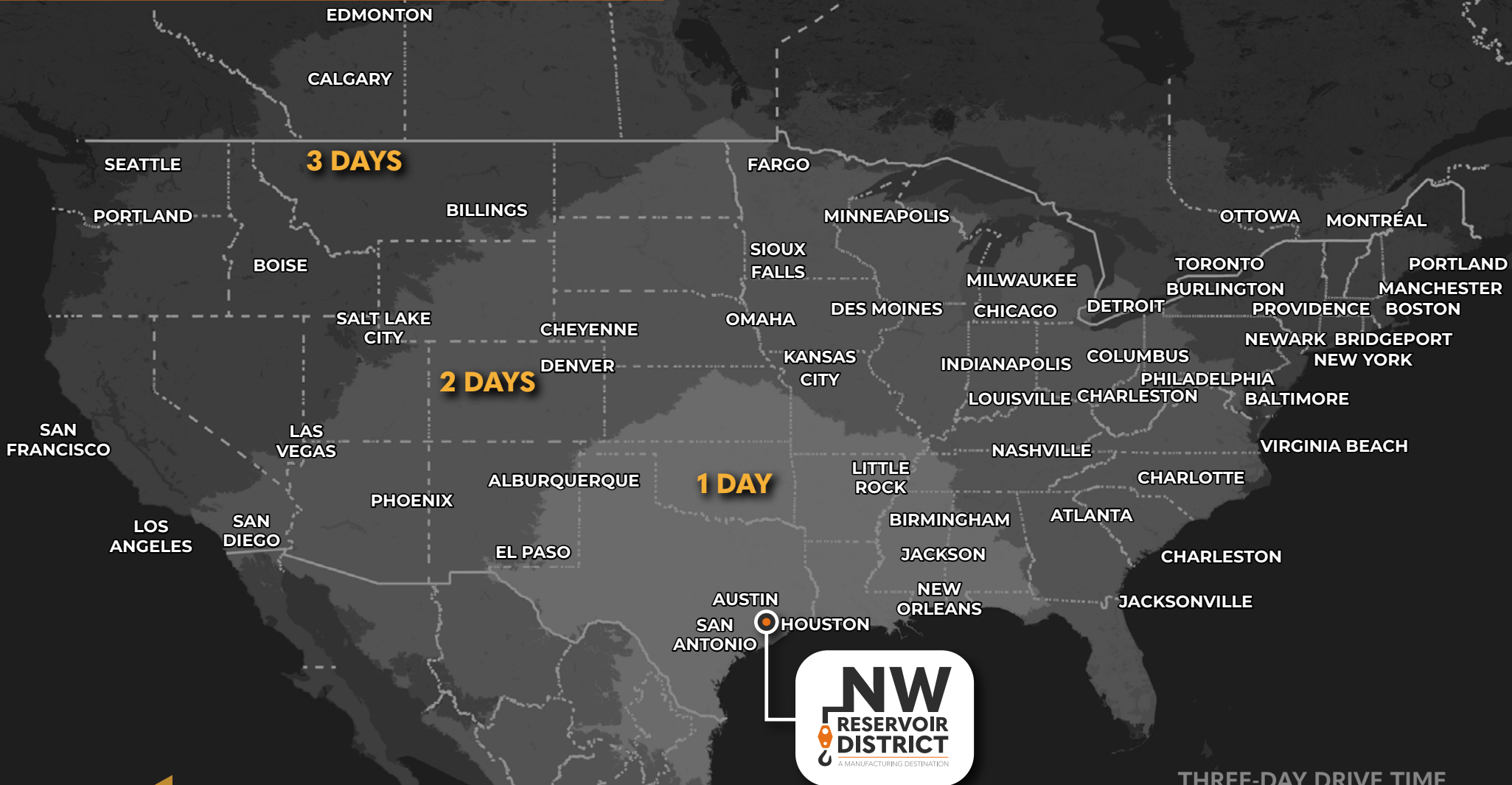
# CONNECTED & HOOKED INTO THE MARKET



## 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



## THREE-DAY DRIVE TIME

1 DAY		55,721,535
2 DAYS		241,226,864
3 DAYS		328,795,320

# NORTHWEST RESERVOIR DISTRICT IS BUILT WITH YOUR FUTURE IN MIND

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