FOR SALE

±33,500 SF on ±3.82 AC

1511 Superior Way, Houston, TX 77039



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1511 SUPERIOR WAY, HOUSTON, TEXAS 77039

Property Overview

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FIVE FREESTANDING CLEAR SPAN WAREHOUSES

TOTAL BUILDING SF	±33,500 SF
OFFICE	±1,000 SF
LAND	±3.82 ACRES
POWER	±2,000 AMPS
UTILITIES	WELL AND SEPTIC
CLEAR HEIGHT	14' - 16'
YEAR BUILT	1970/1975/2009
LOADING	GRADE-LEVEL (1) 24' X 14' (1) 22' X 14' (2) 14' X 14' (4) 12' X 14' (1) 8' X 10'

IMPROVEMENTS

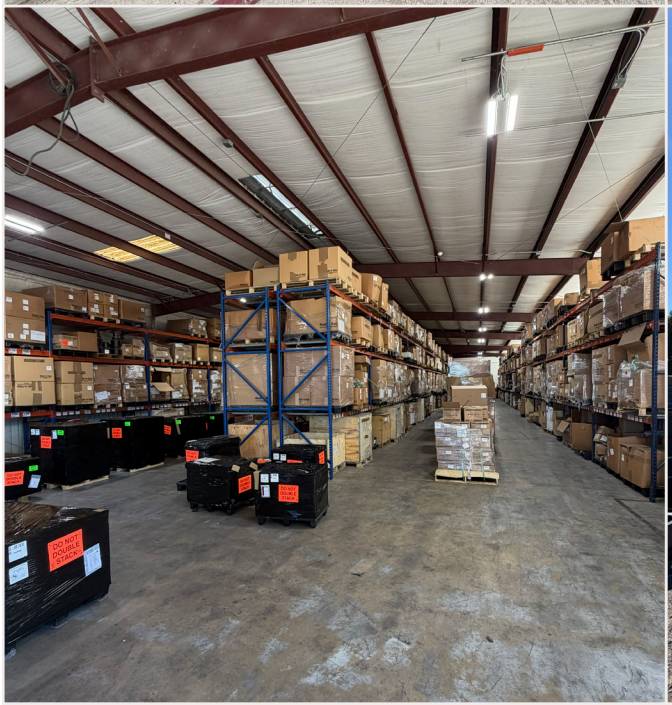
- New LED Warehouse Lighting
- Roof Coatings

ADDITIONAL FEATURES

- Fenced and Gated
- Compressed Air
- Private Road Access









Environmental Report

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NUPI Americas, Inc., 1511 Superior Way, Houston

Environmental Summary

Prepared by Geo Strata Environmental Consultants, Inc., NUPIs environmental consultant since 2007.

- NUPI Americas (NUPI) purchased the bulk of this property in March 2007, and the abutting Parkway property in 2015. Due diligence investigations (Phase I & II ESAs) conducted prior to NUPI's purchase of the parent property performed by RAO Environmental (RAO), failed to properly identify all of the historical business operations on the Site, which included a small machine and chrome-plating operation. RAO did however identify elevated VOC concentrations (above TRRP Tier 1 residential [r] PCLs) in the upper groundwater (U-GW) zone, interpreting them as impacts originating from an off-site source, and consequently advising NUPI to seek Innocent Owner/Operator (IOP) certification.

- Geo Strata was contracted to review the RAO ESAs in September 2007. Regulatory database information presented in the Appendix of the RAO Phase I ESA indicated a chrome-plating operation known as Mirror Hard Chrome (a registered large-quantity generator of hazardous waste) occupied one of the on-site warehouses (Building 1510) at some time in the past. Subsequent review of historical city directory information showed the Site listings for 1510 Superior Way as Superior Homes, Inc. (1978), and Mirror Hard Chrome between 1979 and 1987. There was also a one-time listing in 2004, although information obtained from the former owner of Mirror Hard Chrome indicated the business had closed in 1986. Cabinet Specialists, Inc. was listed at 1514 Superior Way between 1975 and 1998, and Professional Control Services between 1999 and 2001.

- During a subsequent site reconnaissance in September 2007, Geo Strata personnel observed evidence of yellow surface staining and crumbling of the concrete slab toward the rear of Building 1510, suggestive of corrosion caused by the former chrome-plating operation. The outline of the in-ground vats was also observed in the surface of the concrete slab inside Building 1510. Communications with Les Armstrong, a former owner/operator of Mirror Hard Chrome, confirmed that the concrete-lined vats were in-ground, and that the vats had been abandoned in place by covering the waste contents with soil (recovered from the site surface), and encapsulating them with concrete.

- After review of the RAO ESAs and performance of the site reconnaissance, Geo Strata recommended performance of a more comprehensive Phase II environmental site assessment (ESA). The scope of the site investigation included an immediate assessment of shallow soils in an area behind Buildings 1510 and 1514, since NUPI proposed to excavate the soils to construct a stormwater detention pond; assessment of the buried

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contents of the abandoned metal plating vats located inside Building 1510; and further assessment of the U-GW zone.

- A list of target chemicals of concern (COCs) was developed for the Site, based on the historical business operations (according to available records) performed inside Buildings 1510 and 1514, and analytical results for the waste buried in the former plating vats. Using a method-based approach, the following suite of analytical tests were proposed: TPH by TX Method 1005, VOCs by EPA Method 8260B, SVOCs by EPA 8270C and RCRA-11 Metals by SW6020A.

- Analytical results obtained during the initial mobilization performed by Geo Strata/NUPI (October-November 2007) confirmed the presence of chromium and select VOCs [MtBE (trace), 1,2-dichloroethane (1,2-DCA), 1,1-dichloroethene (1,1-DCE), 1,1,2-trichloroethane (1,1,2-TCA) and vinyl chloride] in the U-GW exceeding Texas Risk Reduction Program (TRRP), Tier 1 residential protective concentration levels (rPCLs). The release was reported to TCEQ, and a VCP application submitted for a 0.77-acre portion of the Site, defined by an area located within the southwest corner of the parent property, which included the two warehouses, Buildings 1510 and 1514.

- Since the initial Phase II ESA, NUPI/Geo Strata have now installed a total of twenty-six (26) monitor wells on both the Site and the two adjoining properties to the west and to the south, plus multiple soil borings. The most recent geological cross sections are attached as Figures i thru vii. Soil contaminant concentration maps are attached as Figures 7 through 29.

- All of the monitor wells (except MW-24) are completed at a total depth of 20-feet and are screened between 2.5 feet and 20 feet. Depth to groundwater is variable, but in general is encountered at 13 feet.

- There is a single double-cased monitor well (MW-24) located between Building 1510 and Building 1514. MW-24 was installed to a total depth of 51 feet, and screened between 46 and 51 feet. The outer casing was tremie grouted with cement from 40 feet to surface. The inner casing was tremie grouted from 39 feet to surface. Sampling of groundwater in MW-24 (encountered at 48 feet below grade), showed the next groundwater zone has also been impacted by hexavalent chromium. There was a soil sample collected from the base of the boring (50-51 feet) showing ND for hexavalent chromium; however, the laboratory detection level was quite high, at 2.37 mg/kg.

- Before advancing MW-24, a test boring was drilled (TMW-1) to 40 feet using a dual-tube method. Soil samples were collected from 29.5-30 feet, 33.5-34 feet, and 39.5-40 feet.

Environmental Report

Hexavalent chromium was detected in all three samples ranging between 154 mg/kg (29.5-30 feet) to 8.35 mg/kg (39.5-40 feet). The exploratory boring was plugged from total depth to surface using cement grout.

- An interim removal action was performed in April 2012, in Building 1510. All plating waste previously left in place inside the subfloor vats was removed, and disposed off-site, and the concrete flooring replaced.

- The most recent groundwater monitoring event was performed in May 2026. All twenty-six monitoring wells were gauged and sampled with the exception of MW-20 (located inside the Houston Heat and Treat building); this well has been destroyed. Total chromium concentrations (Cr3) ranged between ND and 88.2 mg/L (MW-16). MW-16 is located due south of the NUPI site on the Aldine ISD property. Hexavalent chromium concentrations ranged between ND and a maximum of 70.8 mg/L (MW-16). Hexavalent chromium concentrations measured in MW-24, the deeper well, were 38.7 mg/L. For both Cr3 and Cr6, the TCEQ Tier 1 rPCL (residential protective concentration level) is 0.1 mg/L.

- During this same May 2026 event, 1,1-DCE concentrations in the groundwater ranged between ND and a maximum of 0.0448 mg/L in MW-5. MW-5 is located on the southern edge of the NUPI site, abutting the Aldine ISD property. The Tier 1 rPCL for 1,1-DCE is 0.007 mg/L. Vinyl chloride concentrations in the groundwater ranged between ND and a maximum of 0.00617 mg/L in MW-5. The Tier 1 rPCL for vinyl chloride is 0.002 mg/L.

- The dissolved phase hexavalent chromium plume, 1,1-DCE plume and vinyl chloride plumes have been monitored by NUPI (and Geo Strata) since 2007; results show the hexavalent chromium plume is relatively stable, although there has been a noticeable increase in hexavalent chromium in the Aldine ISD monitor wells located closest to the ditch area. This is believed to be a result of the chromium impacts to soils within that same ditch.

- Based on the most recent groundwater event (May 18th-21st, 2026), the hexavalent chromium plume (exceeding the Tier 1 rPCL) encompasses 0.685-acres on the NUPI site, and 1.222-acres on the Aldine ISD site; total acreage is therefore 1.907 acres. The 1,1-DCE plume encompasses 0.685-acres on the NUPI site, and 0.332-acres on the Aldine ISD site; total acreage is therefore 1.016-acres. The vinyl chloride plume encompasses 0.122-acres on the NUPI site, and 0.027-acres on the Aldine ISD site; total acreage is therefore 0.149-acres. The predominant gradient direction is north, with easterly and westerly components, and a small high or a dome (about a two-foot rise in water level), centered around MW-6 on the west side of Building 1514. The current groundwater

gradient map, and groundwater contaminant concentration maps are attached as Figures 1 through 6.

- NUPI is currently in the process of implementing an interim remedial action on the Aldine ISD property to address the U-GW hexavalent chromium impacts, as well as a swathe of chromium impacted soil buried between 2-4 feet in a grassy ditch area on the northwest corner of their site. This has become necessary since Aldine ISD intends to begin a major construction project on their property in Mid-December 2026. NUPIs plans are to excavate a two-foot swathe of soil from the ditch measuring approximately 170 feet long by 48-inches wide. Those soils will be placed in roll-off boxes, and disposed of at a local landfill. Following the excavation work, a series of temporary injection points (44 in total) are planned on 30-foot centers across the width of the hexavalent chromium plume on the Aldine site. An injectate of ferrous sulfate heptahydrate mixed with water is planned. Presently, a Class V Underground Injection Permit has been submitted to the TCEQ permits section. This work is planned for October and November 2026. The activities should not provide any disturbance to users of the NUPI property. The proposed soil excavation area and the chemical injection area are presented on Figures Ci thru Civ.

- There is currently no public water supply to the site or adjoining properties. Most properties have their own private wells. At the time NUPI discovered the chromium impacts, a drinking water survey was performed and multiple water wells were sampled. There are more than 20 water wells that have been identified and mapped within a ¼-mile radius of the site; not all of them are operational, and several of them have been plugged. NUPI has its own water well (NUPI#2) which was drilled in 2008; reference to the drillers report showed it is 405 feet deep, and produces from a screen between 385 and 405 feet. The majority of the nearby wells are several hundred feet deep, but there are also some (the unregistered wells) whose completion details are unknown. At least two of the unregistered wells are said to be 50-feet deep. A map to show the location of the nearby water wells is presented as Attachment Ji. A summary table to show all the water wells identified within a ¼-mile of the site, is also attached.

- At the time the drinking water survey was conducted, numerous water wells were sampled. None of the wells showed Cr3 or Cr6 concentrations above the Tier 1 PCL. However, there were several wells which exhibited trace concentrations of hexavalent chromium. Resampling in May 2026 showed the same general conditions as in 2007; these were 4HHH, 7(6), NUPI #2, and WW-3. The other water well owners would not allow access to collect samples, or were not at home at the time of our site visit; we attempted to notify all of them in advance by telephone.

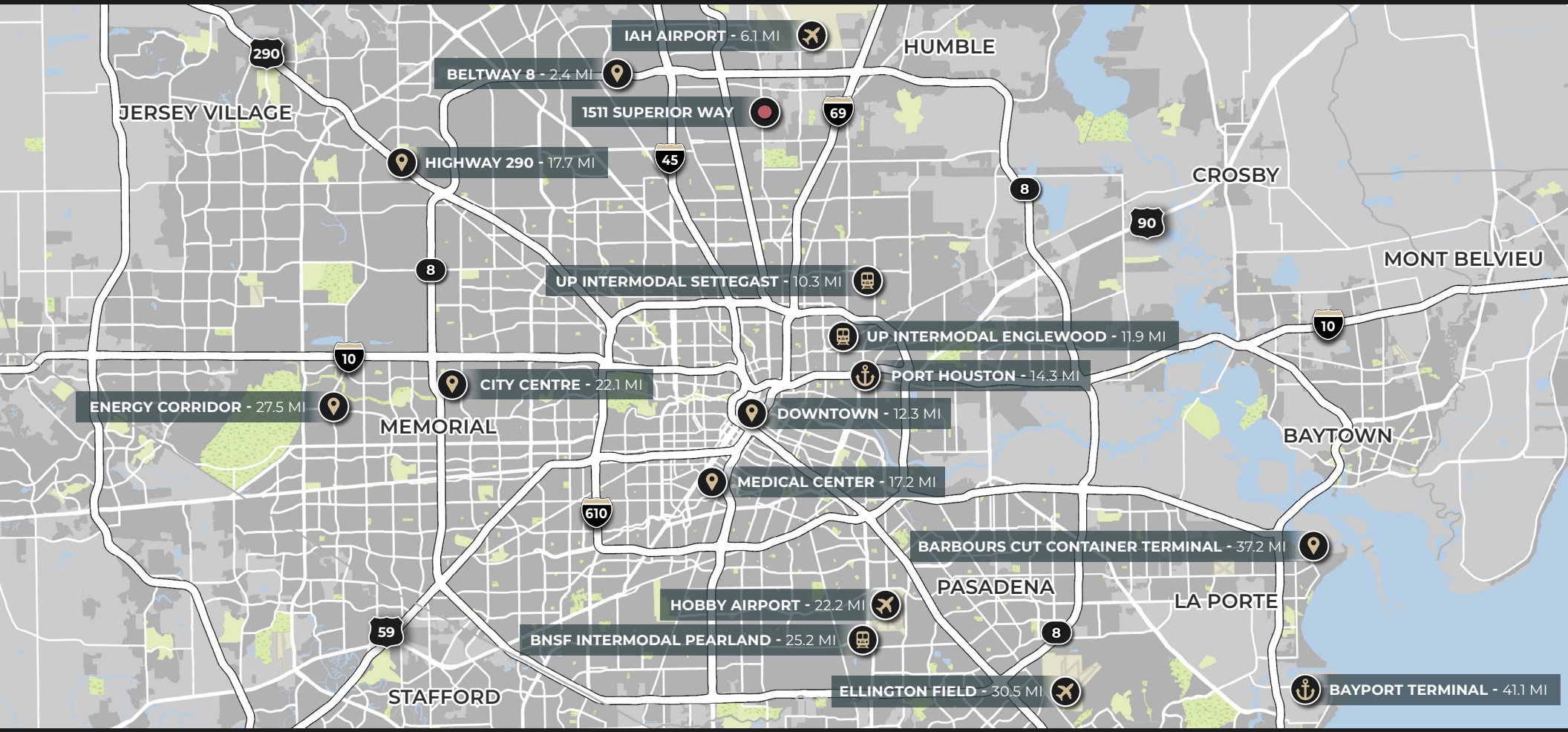
Future work (beyond the Aldine ISD interim action)

- As noted earlier, NUPI constructed a large detention pond on the property soon after purchase. During construction of the pond, which included removal of the top two-feet of soil behind Building 1510, NUPI uncovered a steel tank. Photographs of the tank appeared to show it was surrounded by heavily stained yellow-white soils, indicative of chromium impacts. NUPI plans to relocate this pond, potentially to the SE corner of the property. Once the pond has been relocated, NUPI (and Geo Strata) will pursue further assessment of this area in order to fill the assessment data gaps.
- Also mentioned earlier, were the deeper zone impacts in MW-24. Future work will need to include a more thorough investigation of the deeper zone impacts. This will include additional sampling below 50-feet to verify that the vertical extent of chromium impacts does not extend below 100 or more feet, and into the usable groundwater zone. Also to determine the lateral extent of those impacts. A cautious, phased approach will be implemented to conduct these studies, including advancement of borings using a CPT rig (cone penetration testing rig); each boring will allow sampling of discrete groundwater zones below 50-feet, followed by immediate plugging of those borings. We will likely begin with just one CPT boring in the source area close to the former vat warehouse.
- Once assessment of these two remaining areas has been completed, a remedial action plan will be developed. Likely this will include targeted excavation of soils behind Building 1510, and possibly underneath the building. Also beneath the detention pond.
- The groundwater impacts are likely to be treated by chemical injections, in much the same way as proposed for the Aldine ISD site. Success of the Aldine ISD work will aid in determining the next steps forward.
- Timeframe to complete all the work has not yet been determined, but it will likely be more than two years. Ongoing groundwater monitoring will also be required to ensure the groundwater remedy has been successful. Access will be needed to the areas between Building 1510 and Building 1514, as well as the entire area south of those two buildings. Access may possibly be needed to the rear interior of Building 1510.
- As mentioned earlier (sixth bullet), an agreement was made between NUPI and the TCEQ, enrolling a portion of the parent site (as outlined in a heavy red dashed line on the attached figures) into the TCEQ voluntary cleanup program (VCP); this was accomplished back in April 2008. NUPI is listed as Applicant A. General information about the TCEQ's VCP Program may be found on their website. A copy of the VCP agreement is attached.

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Location Map

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