CARSON225
MANUFACTURING DISTRICT

AVAILABLE FOR LEASE



PHASE 1: 36,000 & 48,750 SF

FREE STANDING BUILDINGS

CRANE-READY MANUFACTURING DEVELOPMENT

CARSON COMPANIES

JOHN FERRUZZO, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

JIM AUTENREITH, SIOR
+1 713 922 0829
jim.autenreith@kbcadvisors.com

JACK FERRUZZO
+1 713 304 5911
jack.ferruzzo@kbcadvisors.com

SAM RAYBURN, SIOR
+1 713 898 3682
sam.rayburn@kbcadvisors.com

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PROPERTY SPECS



PHASE 2

14.1 Acres

Build-to-Suit

BUILDING 1

36,000 Total SF

- **PEMB Construction** with Tiltwall Facade
- **30'** Eave Height
- **20-Ton** Crane-Ready
- **20'** Hook Height
- **ESFR** Sprinkler System
- **(1) 18x20, (2) 14x16, (1) 16x20** Doors
- **1,200** AMPS
- **±3.02** Acres
- **1,800 SF** Office

BUILDING 2

48,750 Total SF

- **PEMB Construction** with Tiltwall Facade
- **30'** Eave Height
- **20-Ton** Crane-Ready
- **20'** Hook Height
- **ESFR** Sprinkler System
- **(1) 18x20, (3) 14x16, (1) 16x20** Doors
- **1,200** AMPS
- **±4.59** Acres
- **2,500 SF** Office

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PHASE 2 SPECS



BUILDING 3

48,750 Total SF

- **PEMB Construction** with Tiltwall Façade
- **30'** Eave Height
- **20-Ton** Crane-Ready
- **20'** Hook Height
- **ESFR** Sprinkler System
- **(1) 18x20, (3) 14x16, (1) 16x20** Doors
- **1,200** AMPS
- **±4.65** Acres
- **3,000 SF** Office

BUILDING 4

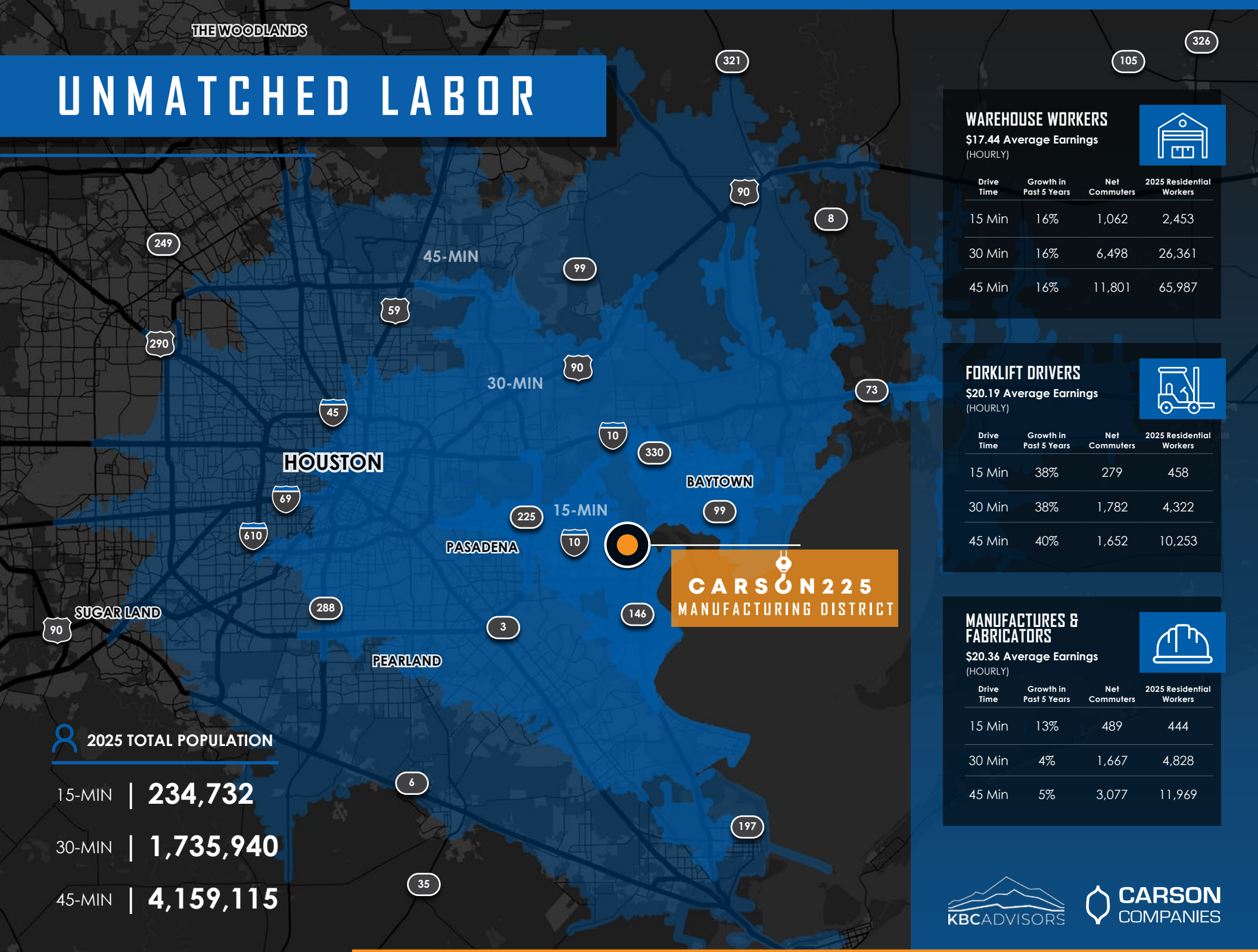
117,000 Total SF

- **PEMB Construction** with Tiltwall Façade
- **36'** Eave Height
- **40-Ton** Crane-Ready
- **31'** Hook Height
- **ESFR** Sprinkler System
- **(1) 18x20, (3) 14x16, (3) 16x20** Doors
- **3,000** AMPS
- **±9.46** Acres
- **5,850 SF** Office

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CARSON COMPANIES

UNMATCHED LABOR



WAREHOUSE WORKERS

$17.44 Average Earnings
(HOURLY)

Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	16%	1,062	2,453
30 Min	16%	6,498	26,361
45 Min	16%	11,801	65,987

FORKLIFT DRIVERS

$20.19 Average Earnings
(HOURLY)

Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	38%	279	458
30 Min	38%	1,782	4,322
45 Min	40%	1,652	10,253

MANUFACTURES & FABRICATORS

$20.36 Average Earnings
(HOURLY)

Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	13%	489	444
30 Min	4%	1,667	4,828
45 Min	5%	3,077	11,969

2025 TOTAL POPULATION

15-MIN | **234,732**

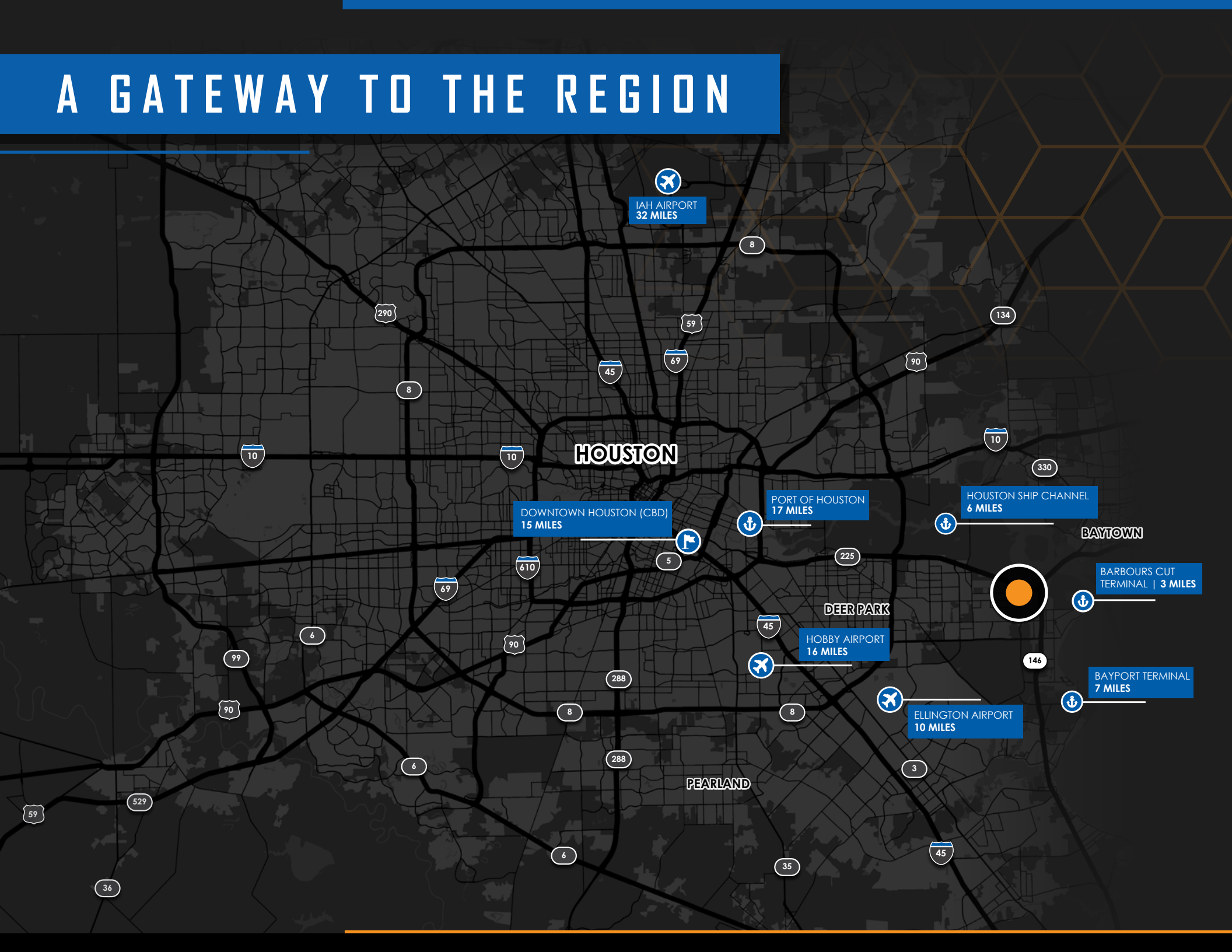
30-MIN | **1,735,940**

45-MIN | **4,159,115**

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CARSON COMPANIES

A GATEWAY TO THE REGION



CARSON225

MANUFACTURING DISTRICT

CONTACT TEAM

JOHN FERRUZZO, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

JIM AUTENREITH, SIOR
+1 713 922 0829
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