

**23623 COLONIAL PARKWAY  
KATY, TEXAS**

**± 540,000 SF  
DIVISIBLE DRY WAREHOUSE**

**PARK  
10 NINETY  
NINE ±**

**BULK/DRY WAREHOUSE**

**MASSIVE TRAILER/EMPLOYEE PARKING | RACKING AVAILABLE | HEAVY POWER**

**FOR LEASE**

**FULLY RACKED AND READY FOR IMMEDIATE OCCUPANCY**



**FOOD PROPERTIES  
GROUP**

# PROPERTY HIGHLIGHTS

540,00 SF WAREHOUSE - DIVISIBLE TO 200,000 SF

9.5 ACRE CONCRETE YARD FOR TRAILER PARKING OR OUTDOOR STORAGE



± 540,000 SF OF DIVISIBLE DRY WAREHOUSE (INCLUDING 5,000 SF OF GROUND FLOOR OFFICE IN THE GLASS POD AND UP TO 25,000 SF OF FULLY IMPROVED MEZZANINE OFFICE)

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TRAILER STORAGE (OVER 211 TRAILER AND UP TO 97 TRACTOR/CABS/BOX TRUCK)

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± 560 CAR PARKS

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± 58 DOCK DOORS ON DRY WAREHOUSE (ALL NEW 10' DOORS AND SHELTERS), PLUS 2 DRIVE IN DOORS/RAMPS

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FRONT LOAD BUILDING IS APPROX. 925' WIDE X 540' DEEP AND CLEAR HEIGHT IS 34'-36'

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DEPENDING ON TENANT'S NEED FOR TRAILER YARD AND EXCESS PARKING, THERE IS AN ADDTL. TRUCK STAGING AREA OUTSIDE OF THE FENCED YARD

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FULLY RACKED WAREHOUSE (RACKS CAN BE REMOVED OR REMAIN- BUILDING PLANS AVAILABLE FOR REVIEW)

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FULLY SPRINKLERED

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6,500 AMPS EXISTING - CAN BE UPGRADED TO 10,000 AMPS WITH ADDTL. SWITCH GEAR ONLY

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AEROSOL STORAGE AREA WITH IN-RACK SPRINKLERS

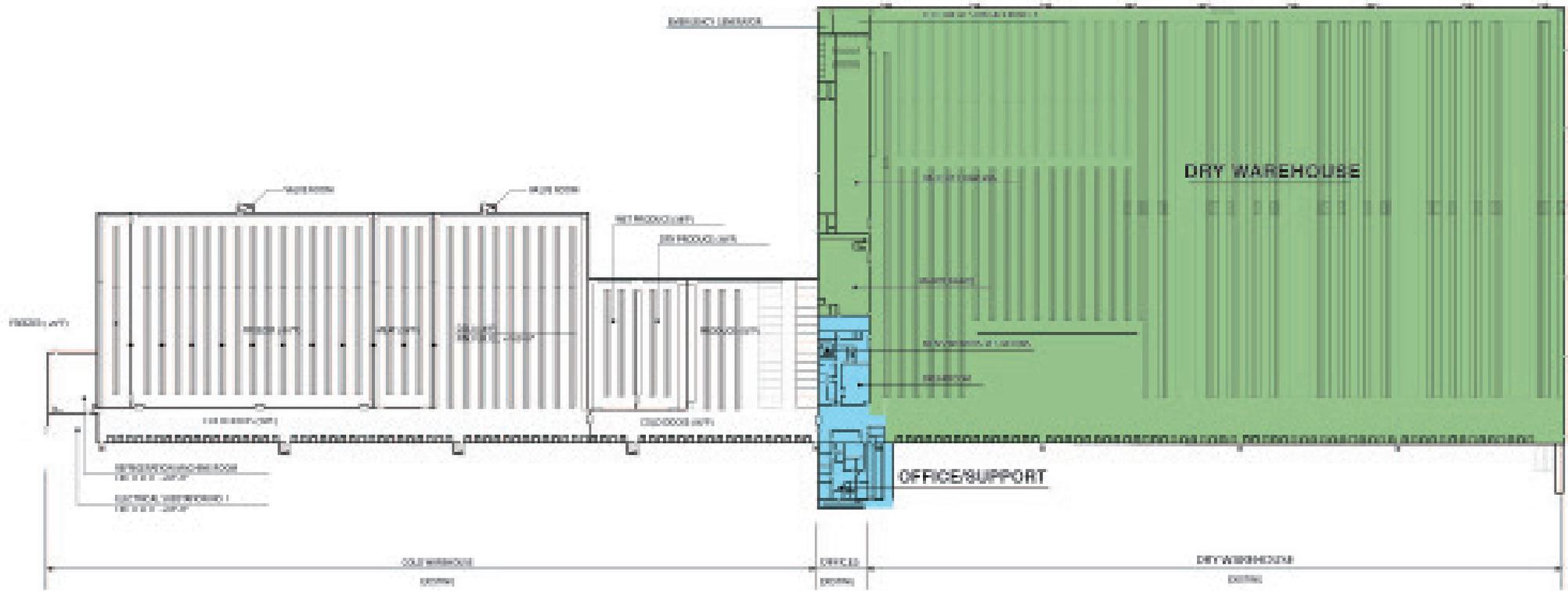
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FULL BATTERY CHARGING ROOM

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# SITEPLAN



## LEGEND

DRY WAREHOUSE

OFFICE





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# CONVENIENCE AT YOUR DOOR

- 1 AMC KATY MILLS 20
- 2 MAIN EVENT KATY
- 3 TIMES SQUARE KATY
- 4 CINEMARK 19
- 5 ANDRETTI KARTING

- 1 TINY'S
- 2 CHEVRON
- 3 SHELL
- 4 COSTCO GAS
- 5 TEXACO
- 6 MURPHY USA
- 7 EXXON

- 1 TRU BY HILTON
- 2 ELEMENT KATY
- 3 COMFORT SUITES
- 4 BEST WESTERN PLUS
- 5 HILTON GARDEN INN
- 6 SPRING HILL SUITES
- 7 COURTYARD BY MARRIOTT
- 8 RESIDENCE INN BY MARRIOTT
- 9 HOMEWOOD SUITES
- 10 ALOFT KATY

- 1 KATY SPORTS COMPLEX
- 2 MEMORIAL HERMANN HOSPITAL

- 1 SONIC
- 2 YELO
- 3 SQUARE ROOT POKE
- 4 ZAKE SUSHI & RAMEN
- 5 LA MADELEINE
- 6 SLIM CHICKENS
- 7 RED ROBIN
- 8 CORNER 99
- 9 85C CAFE
- 10 WHISKEY CAKE KITCHEN
- 11 IN-N-OUT BURGER
- 12 OUTBACK STEAKHOUSE
- 13 ABUELO'S MEXICAN EMBASSY
- 14 BLACK BEAR DINER
- 15 CHIPOTLE
- 16 KATY VIBES
- 17 TACO CABANA
- 18 IHOP
- 19 OLD CHICAGO
- 20 JIMMY JOHN'S

- 21 FREDDY'S STEAKBURGERS
- 22 COOPER'S OLD TIME BBQ
- 23 FIRST WATCH
- 24 MO'S IRISH PUB
- 25 THE TOASTED YOLK CAFE
- 26 JERSEY MIKE'S SUBS
- 27 HARRIS COUNTY SMOKEHOUSE
- 28 GRINGO'S KITCHEN
- 29 BECK'S PRIME
- 30 EL REY TAQUERIA
- 31 ROKO GRILL
- 32 TEXAS TRADITION
- 33 STARBUCKS
- 34 ANTONIA'S
- 35 RED LOBSTER
- 36 BURGER THEORY
- 37 PANERA BREAD
- 38 WENDY'S
- 39 FIREHOUSE SUBS
- 40 CHICK-FIL-A

- 1 PETS MART
  - 2 DICK'S SPORTING GOODS
  - 3 JCPENNEY
  - 4 HMART
  - 5 ASIAN TOWN KATY
  - 6 KROGER MARKETPLACE
  - 7 HOMEGOODS
  - 8 PETCO
  - 9 ACADEMY SPORTS
  - 10 COSTCO
  - 11 KATY RANCH CROSSING
  - 12 WALMART SUPERCENTER
  - 13 BASS PRO SHOPS
  - 14 KATY MILLS
  - 15 HEB
  - 16 WALGREENS
  - 17 CVS PHARMACY
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PARK  
**10**

NINETY  
**NINE**



FOR MORE INFORMATION, PLEASE CONTACT:

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