

**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)



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



± 560 CAR PARKS



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



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



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



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



FULLY SPRINKLERED



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

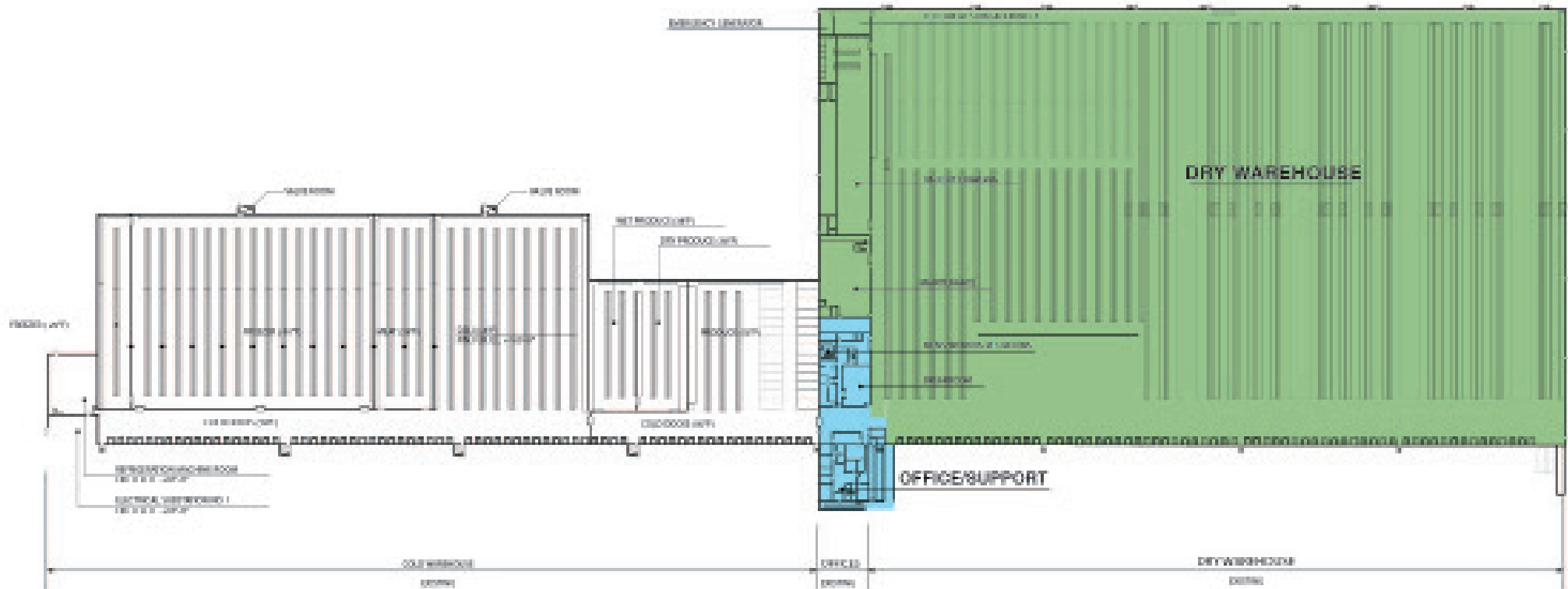


AEROSOL STORAGE AREA WITH IN-RACK SPRINKLERS



FULL BATTERY CHARGING ROOM

# 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

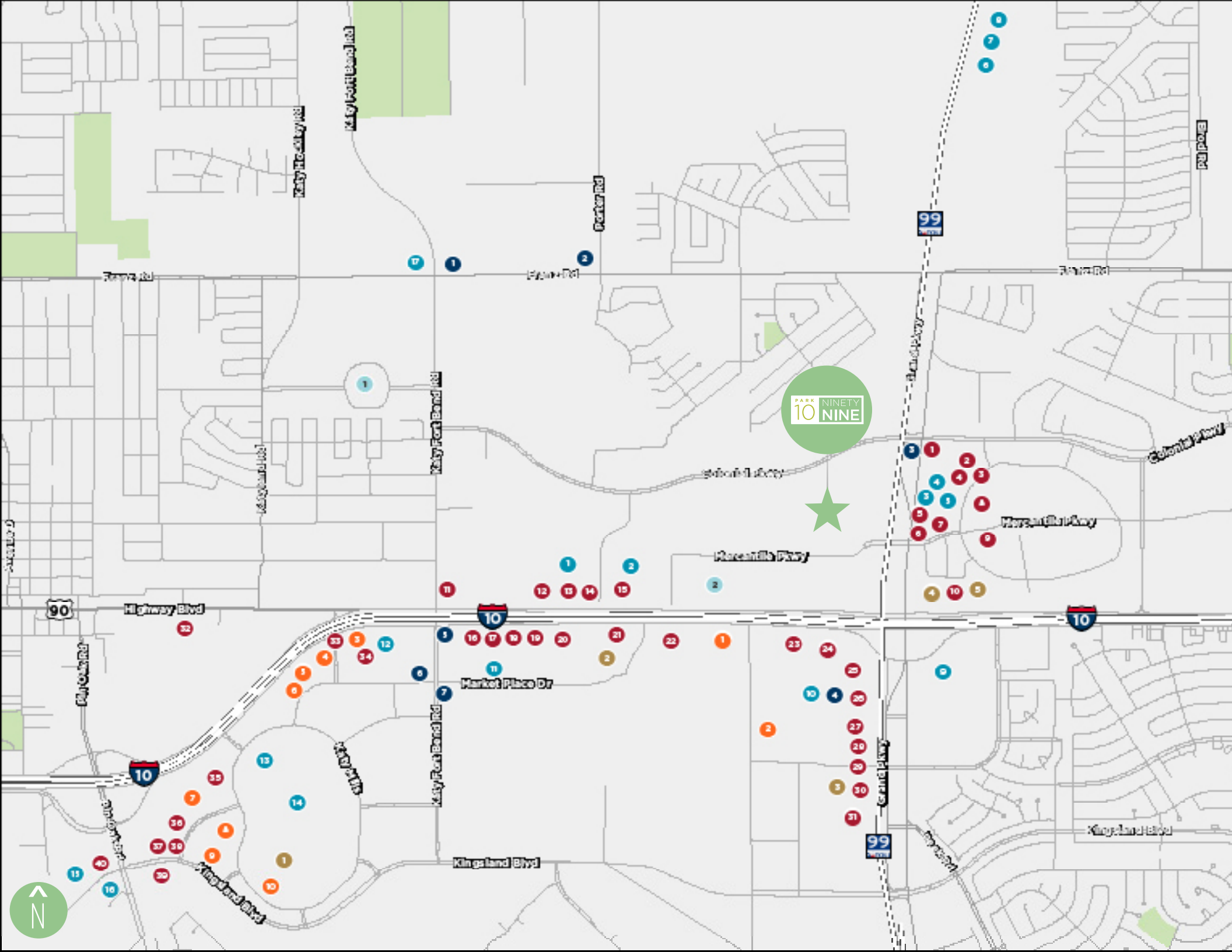
**1** SONIC  
**2** YELO  
**3** SQUARE ROOT POKE  
**4** ZAKE SUSHI & RAMEN  
**5** LA MADELEINE  
**6** SLIM CHICKENS  
**7** RED ROBIN  
**8** CORNER 99  
**9** 85C CAFE  
**10** WHISKEY CAKE KITCHEN  
**11** IN-N-OUT BURGER  
**12** OUTBACK STEAKHOUSE  
**13** ABUELO'S MEXICAN  
EMBASSY  
**14** 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** PETSMART  
**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 SUPERCEN-  
TER  
**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:

**BEAU KALEEL, SIOR**  
Executive Managing Director  
Direct: 713 963 2844  
Beau.Kaleel@cushwake.com

**SCOTT DELPHEY**  
Direct: 626 590 0490  
scott.delphey@foodpropertiesgroup.com  
foodproperties.com



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