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Oak Ridge Park Dr - New Construction for Lease or BTS

26,000 SF of Industrial Space Available in Oak Ridge North, TX



ALL AVAILABLE SPACE(1)

| SPACE | SIZE | TERM | RATE | SPACE USE | CONDITION AVAILABLE |
|--|----------|------------|--------------|------------|---------------------|
| 1st Floor | 26,000sf | Negotiable | Upon Request | Industrial | N/A |
| <p>Proposed 26,000 SF Single tenant Industrial building, can be expanded up to 30,000 SF. Inside Oak Ridge North Commerce Business Park, easy access to I-45, Grand-parkway and Hardy Toll Rd. 4 Grade-level doors, could accommodate dock wells if needed. 10 ton or 20 ton crane capacity. Outside storage available, can also accommodate cold storage capable. 100' truck courts. 7642-00-00501 28' clear height 25 column spacing 26 dedicated parking spaces Self contained 2 acre site Oakridge North in North Houston/ The Woodlands Submarket</p> <p>New space, never previously occupied</p> | | | | | |

ABOUT THE PROPERTY

| | |
|--|--|
| Proposed 26,000 SF Single tenant Industrial building, can be expanded up to 30,000 SF. | accommodate cold storage capable. |
| Delivery 3Q 2020 | 100' truck courts. |
| 2 Acre site | 28' clear |
| Inside Oak Ridge North Commerce Business Park, easy access to I-45, Grand-parkway and Hardy Toll Rd. | 25 column spacing |
| 4 14' x 16 OH doors | 26 parking spaces with ability to expand. |
| Crane Ready | ESFR Sprinklers |
| Outside storage available, can also | Oakridge North in North Houston/ The Woodlands Submarket |
| | Delivered fully served by detention and utilities |

PROPERTY FACTS FOR OAK RIDGE PARK DR , OAK RIDGE NORTH, TX 77385

| | | | |
|------------------------|------------|---------------------|----------|
| Property Type | Industrial | Year Built | 2020 |
| Rentable Building Area | 26,000 SF | Construction Status | Proposed |

UTILITIES

Lighting

Gas

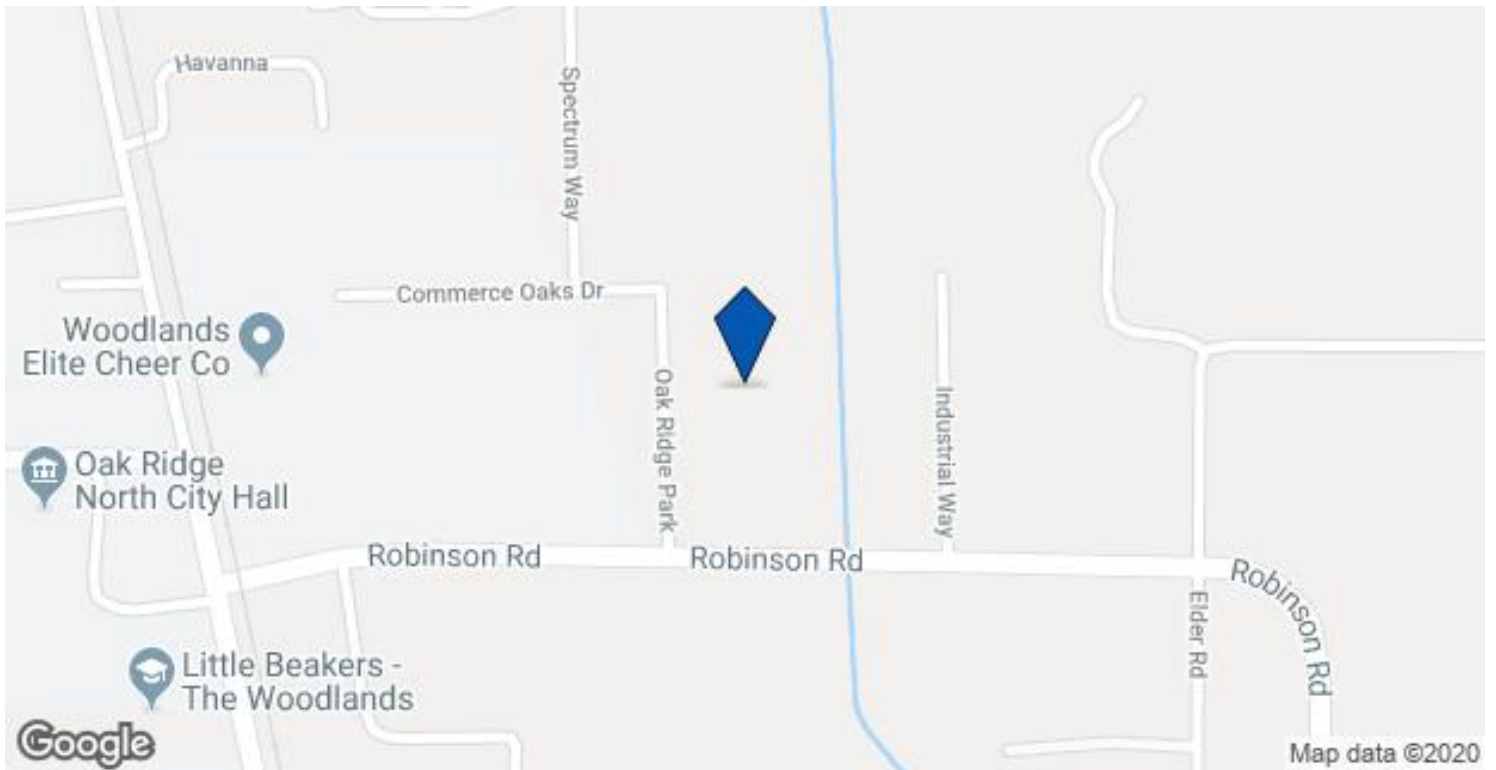
Water

Sewer

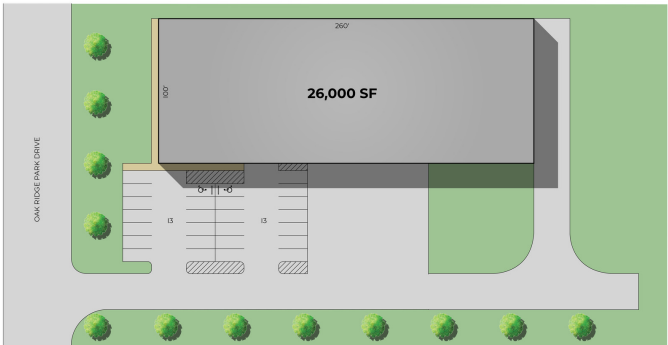
WALK SCORE ®
Car-Dependent (25)

BIKE SCORE ®
Somewhat Bikeable (34)

MAP OF OAK RIDGE PARK DR OAK RIDGE NORTH, TX 77385



ADDITIONAL PHOTOS



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