



HOUSTON COLDPORT

7500 UVALDE ROAD | HOUSTON, TX
COLD STORAGE | FOOD DISTRIBUTION | FOOD PROCESSING

FOR LEASE +/- 315,101 SF
(DIVISIBLE)

DELIVERING Q1 2022

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DEVELOPED BY:

BOOMERANG
Interests LLC

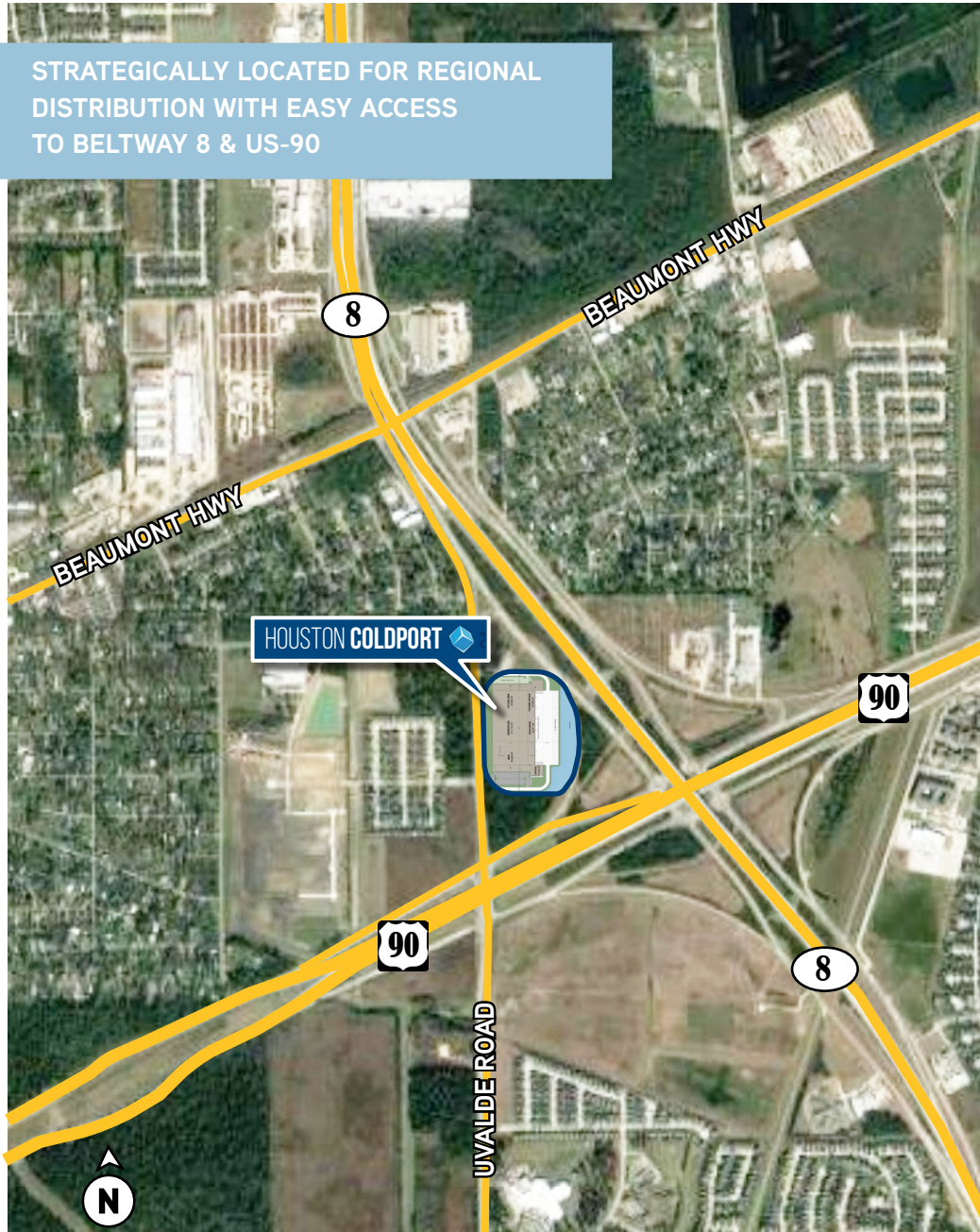
REPRESENTED BY:

Colliers

STATE-OF-THE-ART FREEZER/COOLER FACILITY

FOR LEASE | 7500 UVALDE ROAD | HOUSTON, TX

STRATEGICALLY LOCATED FOR REGIONAL
DISTRIBUTION WITH EASY ACCESS
TO BELTWAY 8 & US-90

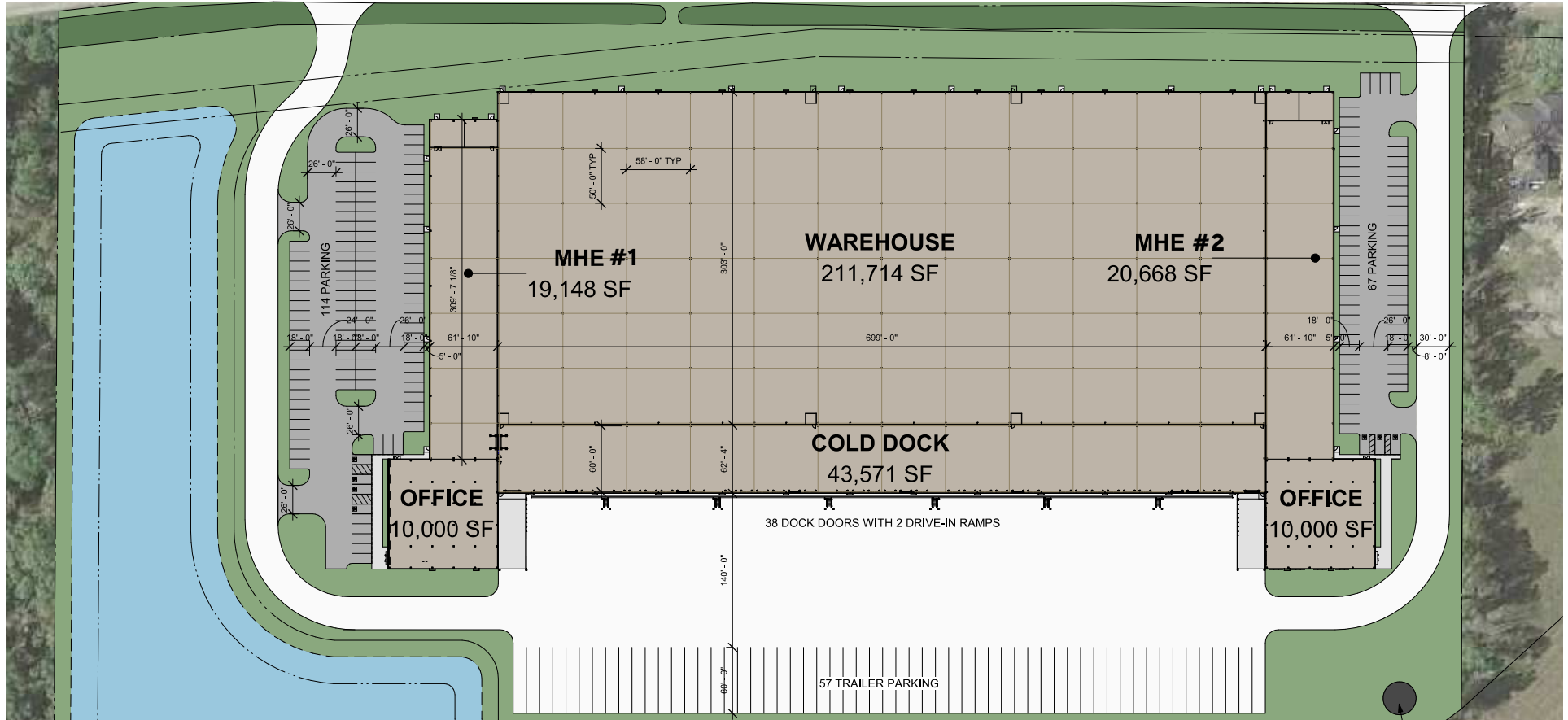


BUILDING SPECS

Total Building Size:	315,101 SF
Freezer/Cooler Storage Capable:	211,714 SF
Cold Dock Capable:	43,571 SF
Material Handling Equipment:	19,148 SF (MHE #1) 20,668 SF (MHE #2)
Office:	10,000 SF (x2); both w/option for 2nd floor
Utilities:	Water, sewer and electric w/ gas available
Column Spaces:	58' wide x 50' deep in storage 58' wide x 60' deep in dock
Clear Height:	50' clear in storage
Loading Area:	38 fully automated dock positions 9'6 x 11' dock doors w/ vertical pit levels 2 drive-in ramps w/ 12' x 16' doors
Fire Protection System:	TYCO Quell dry system w/ protect-o-wire
Electrical:	277/480 volt, 3-phase, 4-wire system, 3,000 AMP service w/ ability to expand
Lighting:	30 FC average utilizing LED fixtures w/ motion sensors in cold dock & MHE
Truck Court:	200' deep heavy duty concrete
Car Parking:	181 car parking spaces
Trailer Parking:	57 trailer parking spaces

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CONSTRUCTION DETAILS

STORAGE - 6" IMP WALLS W/ R-46 ROOF. 3" MUD SLAB W/ EMPTY CONDUITS FOR HEAT CABLES & THE ABILITY FOR 8" SLAB W/ 6" UNDERFLOOR INSULATION

COLD DOCK - 4" IMP WALLS W/ R-30 ROOF & 7" REINFORCED SLAB

MHE - 4" IMP WALLS W/ R-20 ROOF & 7" REINFORCED SLAB

OFFICE - 4" IMP WALLS W/ R-20 ROOF & 5" REINFORCED SLAB

FLEXIBLE SITE

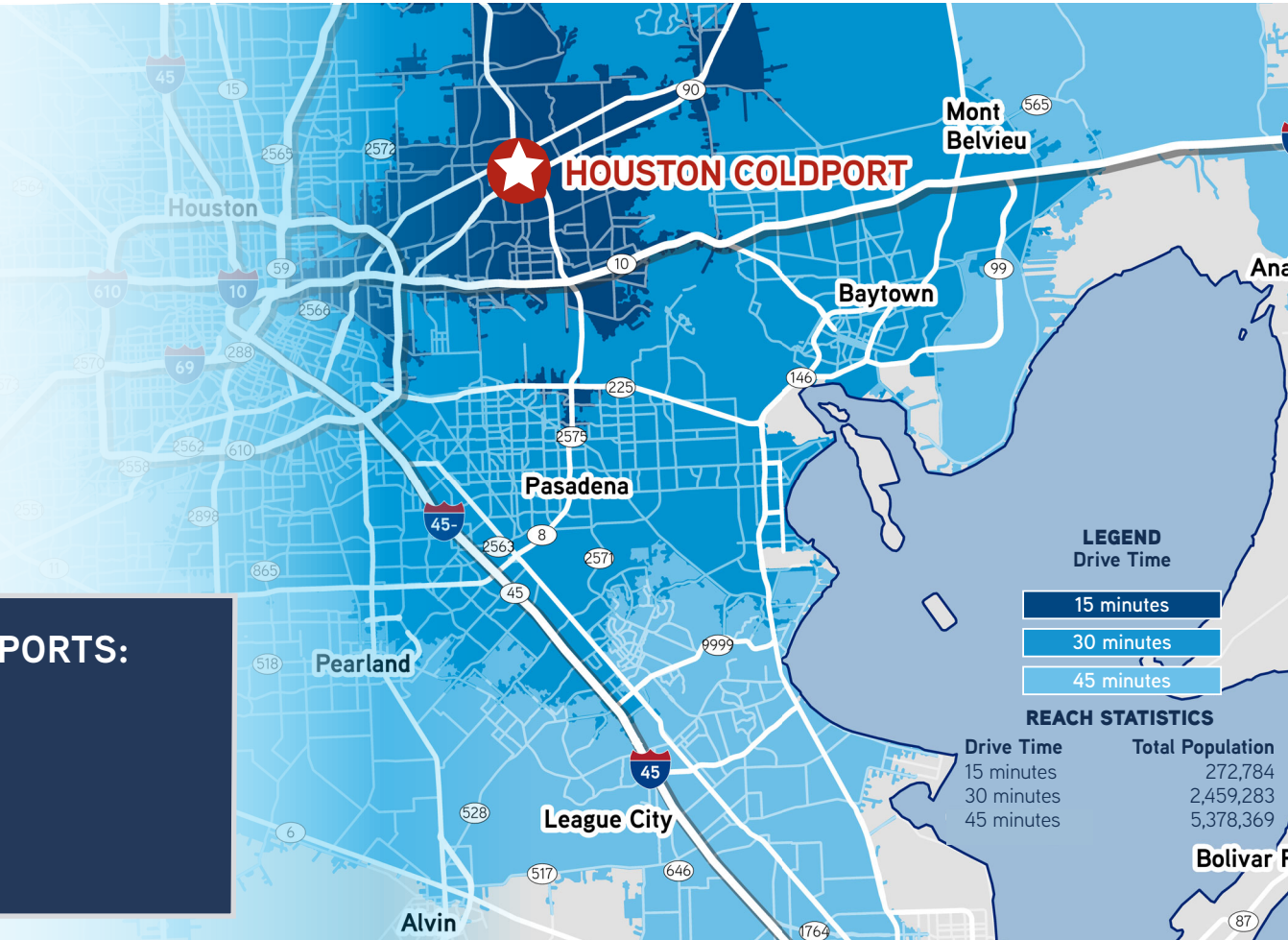
- Flexible refrigeration design configuration
- Can deliver various floor plans for different food uses such as cooler, freezer and/or food processing
- Building is divisible to accommodate multiple size tenants

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HOUSTON COLDPORT

Houston ColdPort is a speculative cold storage development located in the heart of Houston and within the heavyweight corridor of Port Houston. The 23 acre site is strategically located directly adjacent to Beltway 8 and US-90 offering unparalleled access to the Port, Barbour's Cut Terminal and Bayport Terminal.



DISTANCE TO MAJOR ARTERIES & PORTS:

Via Beltway 8: I-10 ±5 Miles / 6 Mins

SH 225 ± 12 Miles / 15 Mins

Barbour's Cut Terminal: 20 Miles / 25 Mins

Bayport Terminal: 25 Miles / 35 Mins

LEASING INFORMATION:

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