HOUSTON HIGHLIGHTS

- 24’ - 46’ clear heights
- 14.8% office space (freestanding 20,993± SF building)
- 10 drive-in doors
- Features eight 10-ton cranes (four bays 69’ X 450’) & rail spur
- Large stabilized laydown storage yard
- Offers direct access to US 290, Beltway 8 & IH-10
- Located 10 miles NW of Houston CBD

DETAILS

This offering features two prime industrial manufacturing campuses well-located within the fast growing Houston submarkets of Northwest Inner Loop and the Woodlands. These areas both boast strong five year population growth estimates and excellent access to multi-modal transportation options including interstates, George Bush Intercontinental Airport, Houston Hobby Airport, and the Port of Houston, one of the world’s largest, most active ports.

Houston is a global city who’s economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation, as well as healthcare and research, and has the fourth most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City, Chicago, and Dallas-Ft. Worth). The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled.

LAND SIZE 13.96± AC
BUILDING SIZE 142,000± SF & 28,000± SF unenclosed canopy
BUILT 1985 (renov. 2013)
TAXES (2019) $179,447

CONTACT

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CONROE HIGHLIGHTS
• 20’ - 40’ clear heights
• 5.2% office space (10,350± SF area)
• 5 dock high doors & 6 drive-in doors
• Features four 5-ton cranes, four 3-ton cranes & rail spur
• Large stabilized laydown storage yard
• Located 28 miles NW of the Houston CBD
• Recent capital improvements include: new roofs, parking/grading, building repairs/electrical upgrades, HVAC capacity, interior buildout, lighting, radiant barrier insulation, a new parking lot/pavement and cleared the wooded land on the western edge of the property and added a lighted stabilized base pipe laydown yard
• Strong population growth estimates of 14% within 3-mile radius

SALE INFORMATION
TERMS OF SALE
This sale is being conducted subject to the Terms of Sale, available for download from Hilco’s website – www.HilcoRealEstate.com.

BID DEADLINE
October 1, 2020 - 5:00 p.m. (CDT)

INITIAL BID SUBMISSION
Seller has asked that all expressions of interest be delivered on Hilco’s Letter of Intent form. The Letter of Intent form can be found on Hilco’s website, under the “Documents” tab. Please email your signed Letter of Intent to Steve Madura at smadura@HilcoGlobal.com. Please call 855.755.2300 with any questions.

DUE DILIGENCE INFORMATION
A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at Hilco’s website. Once registered for an account, buyers can login to their account and access the “Documents” tab for further property and sale information.

ON-SITE INSPECTIONS
August 27, September 10 & 24
Conroe – 1:00 p.m. - 3:00 p.m.
Houston – 9:00 a.m. - 11:00 a.m.

LAND SIZE 18.26± AC
BUILDING SIZE 200,000± SF (4 buildings)
BUILT 1980 (expanded 2013)
TAXES (2019) $167,597

HOUSTON IS A MULTI-MODAL, GLOBAL PORT CITY AND ECONOMIC POWERHOUSE FOR MANUFACTURING AND DISTRIBUTION

The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2020 Hilco Global, LLC; Hilco Global, LLC; Hilco Real Estate, LLC; in cooperation with Stuart Page, TX Broker, Lic. #9005248.