



# For Sale

\*Potential For Lease

**±226,243 SF Crane-Served Manufacturing Facility with Heavy Power on ±36.82 AC**

10586 TX-75 | Willis, TX 77378

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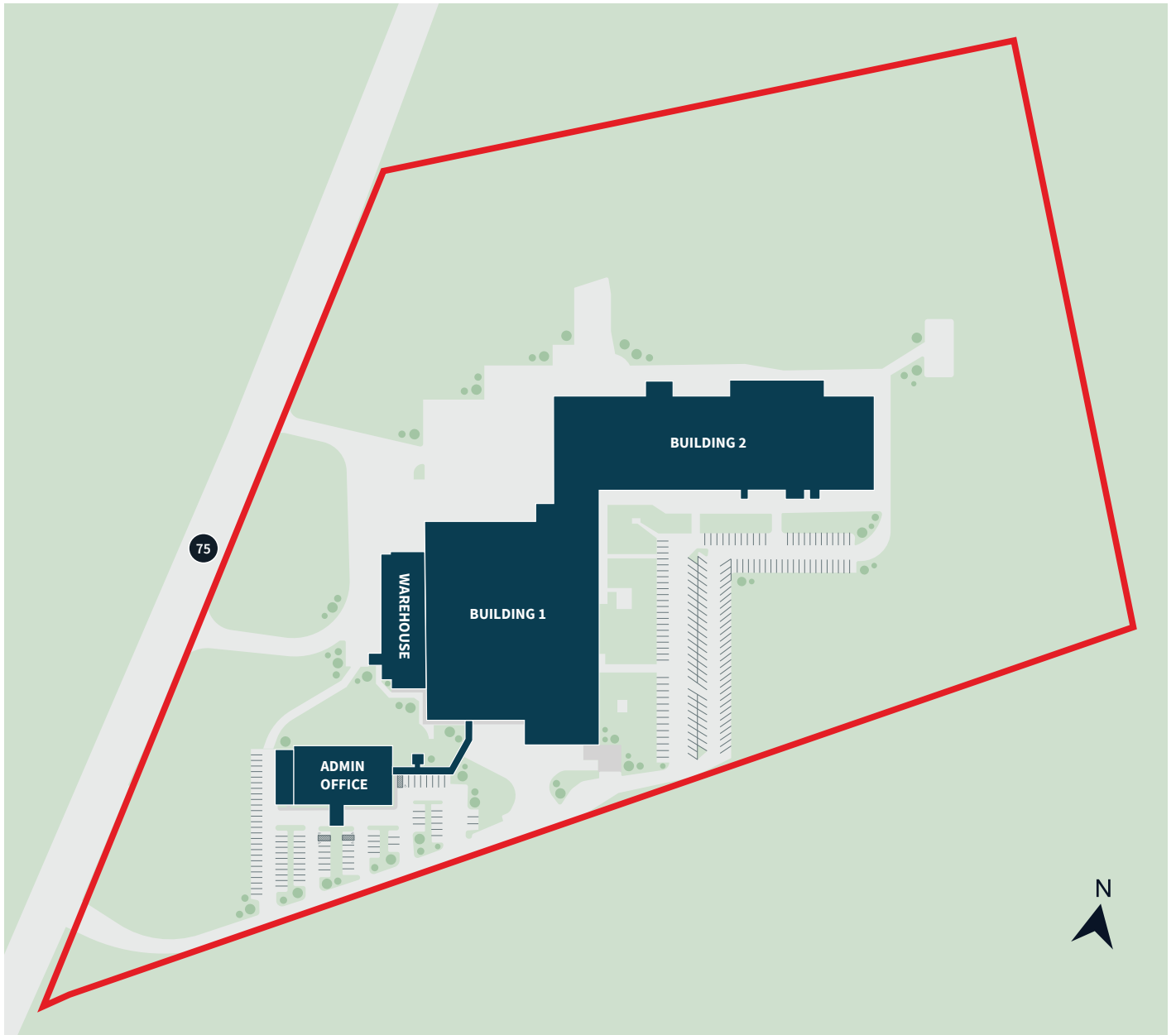


# Property breakdown

<b>Property address</b>	10586 TX-75 Willis, TX 77378
<b>Total premises</b>	±226,243 SF*
<b>Total land area</b>	±36.82 acres total; ±4.5 acres paved
<b>Power</b>	±10,600 amps (multiple buildings)
<b>Building 1</b>	<ul style="list-style-type: none"> <li>• ±110,600 SF total</li> <li>• Office: ±11,796 SF</li> <li>• Production: ±84,404 SF</li> <li>• Warehouse: ±13,200 SF</li> <li>• Power: ±5000 amps</li> <li>• Overhead bridge cranes:                             <ul style="list-style-type: none"> <li>• (5) 3-ton</li> <li>• (16) 5-ton</li> </ul> </li> </ul>
<b>Building 2</b>	<ul style="list-style-type: none"> <li>• ±81,497 SF total</li> <li>• Power: ±4000 amps</li> <li>• Overhead bridge cranes:                             <ul style="list-style-type: none"> <li>• (2) 2-ton</li> <li>• (1) 3-ton</li> <li>• (11) 5-ton</li> <li>• (1) 60-ton</li> </ul> </li> </ul>
<b>Admin Office</b>	±34,146 SF (2-story office)
<b>Year built</b>	Original structure 1982 (ongoing expansions through 2011)
<b>Parking</b>	±273 Spaces



# Site plan



Concrete Yard



Admin Building



Building 1



Building 2



# Property highlights

## Strategic location

Positioned in Montgomery County with easy access to I-45, connecting manufacturers to Houston's industrial hub, the Port of Houston, and major shipping networks

## Utility Infrastructure

Reliable power grid connections and industrial-grade utilities to support manufacturing operations

## Cost-effective operations

Texas's business-friendly environment with no state income tax, competitive property costs, and streamlined permitting processes

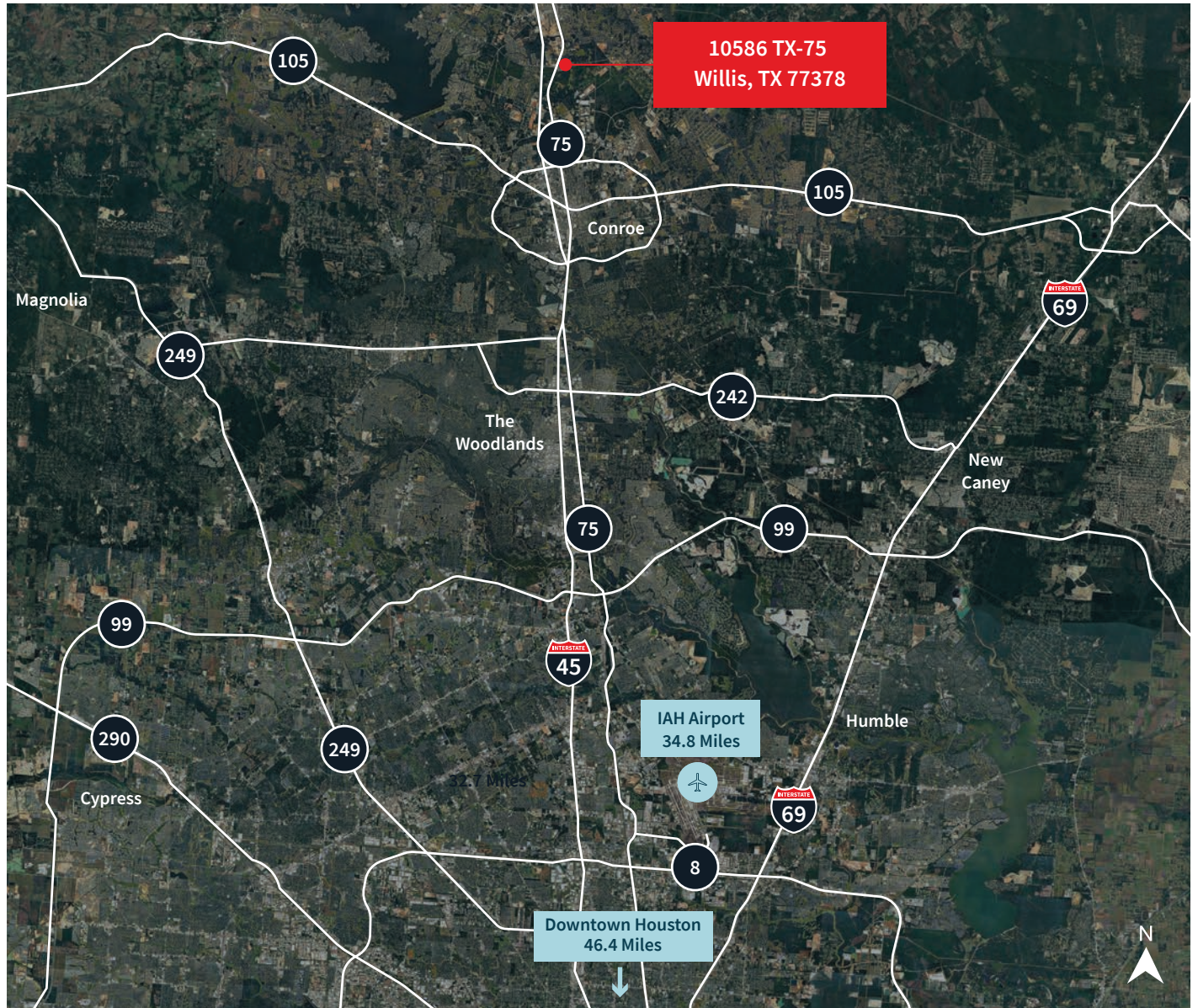
## Skilled workforce

Access to the growing North Houston labor market, including technical talent from nearby community colleges and training centers





# Location



This strategically positioned site in Willis, Texas offers exceptional advantages for manufacturing operations. Located along State Highway 75, the property provides direct access to major transportation corridors, facilitating efficient supply chain management and distribution throughout the greater Houston metropolitan area and beyond.

**20 Mins**

to The Woodlands

**35 Mins**

to George Bush  
Intercontinental Airport

**50 Mins**

to Downtown Houston



**JLL**

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