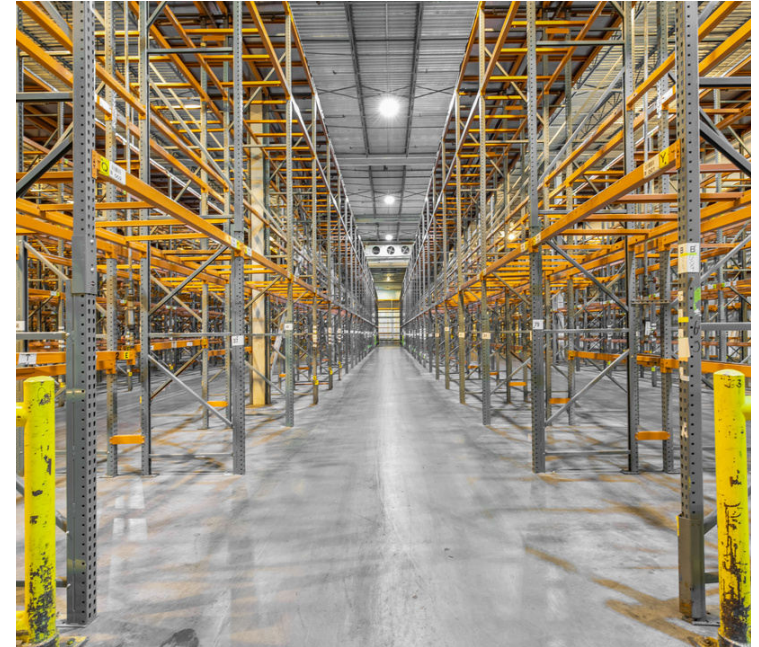


# HOUSTON FREEZER / COOLER WAREHOUSE FOR LEASE

74,504-119,250 Square Feet ~ Divisible  
Heavy Trailer & Auto Parking ~ Fully Racked



**FOOD PROPERTIES**  
GROUP



## 23623 COLONIAL PARKWAY, KATY, TEXAS

- 74,504-119,250 Square Feet (SF) Available
- Current Availability: 74,504 SF
- 100% Freezer / Cooler
- 32'-34' Ceiling
- Fully-Racked
- 29 Dock Doors
- Heavy Trailer & Auto Parking
- Immediate I-10 & Grand Parkway/SR-99 Access

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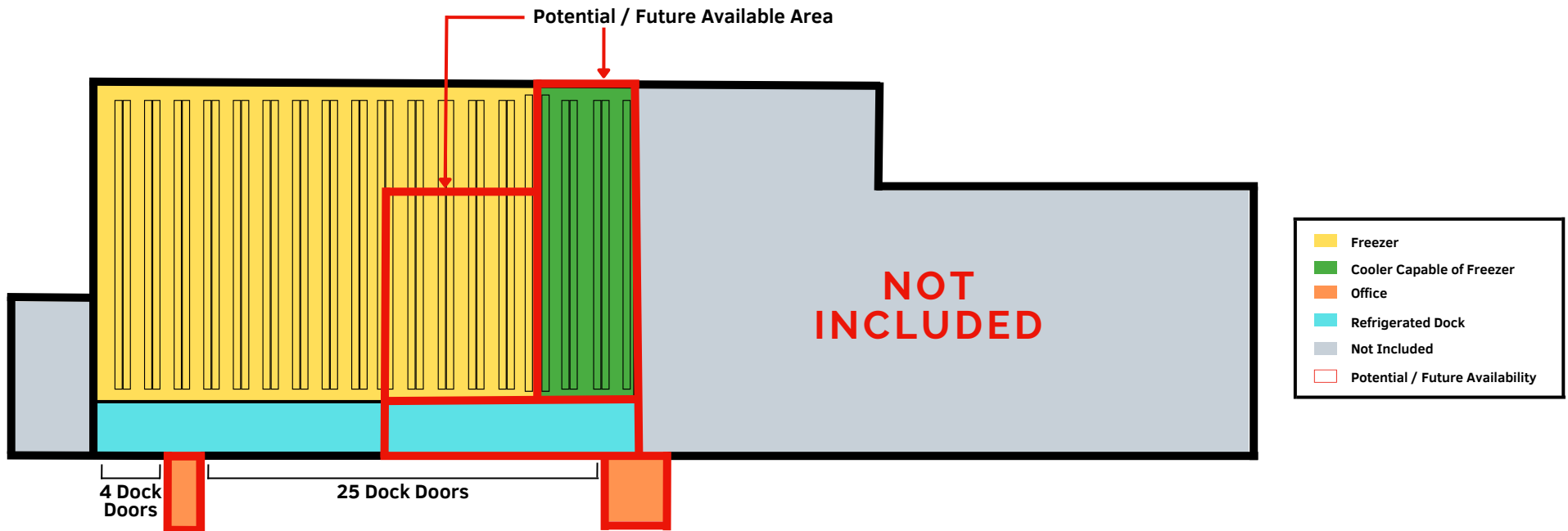
## CURRENT AVAILABILITY

- Total: 74,504 SF
- Freezer Dock: 8,763 SF ~ 16 dock doors
- Freezer: 64,073 SF
- Future Office: 1,680 SF

## FUTURE AVAILABILITY

- Total: 44,746 SF
- Freezer: 18,891 SF
- Cooler Capable of Freezer\*: 18,108 SF ~ 13 dock doors
- Refrigerated Dock: 7,747 SF
- Future Office: TBD

## COLD STORAGE SECTION FLOORPLAN



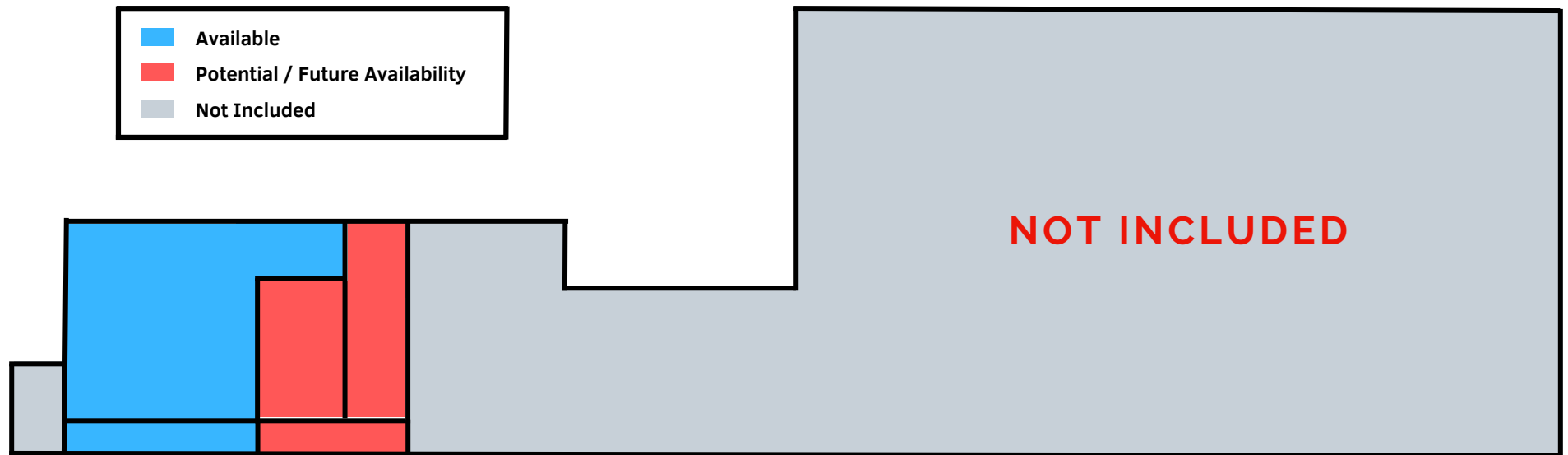
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## TOTAL BUILDING FLOORPLAN

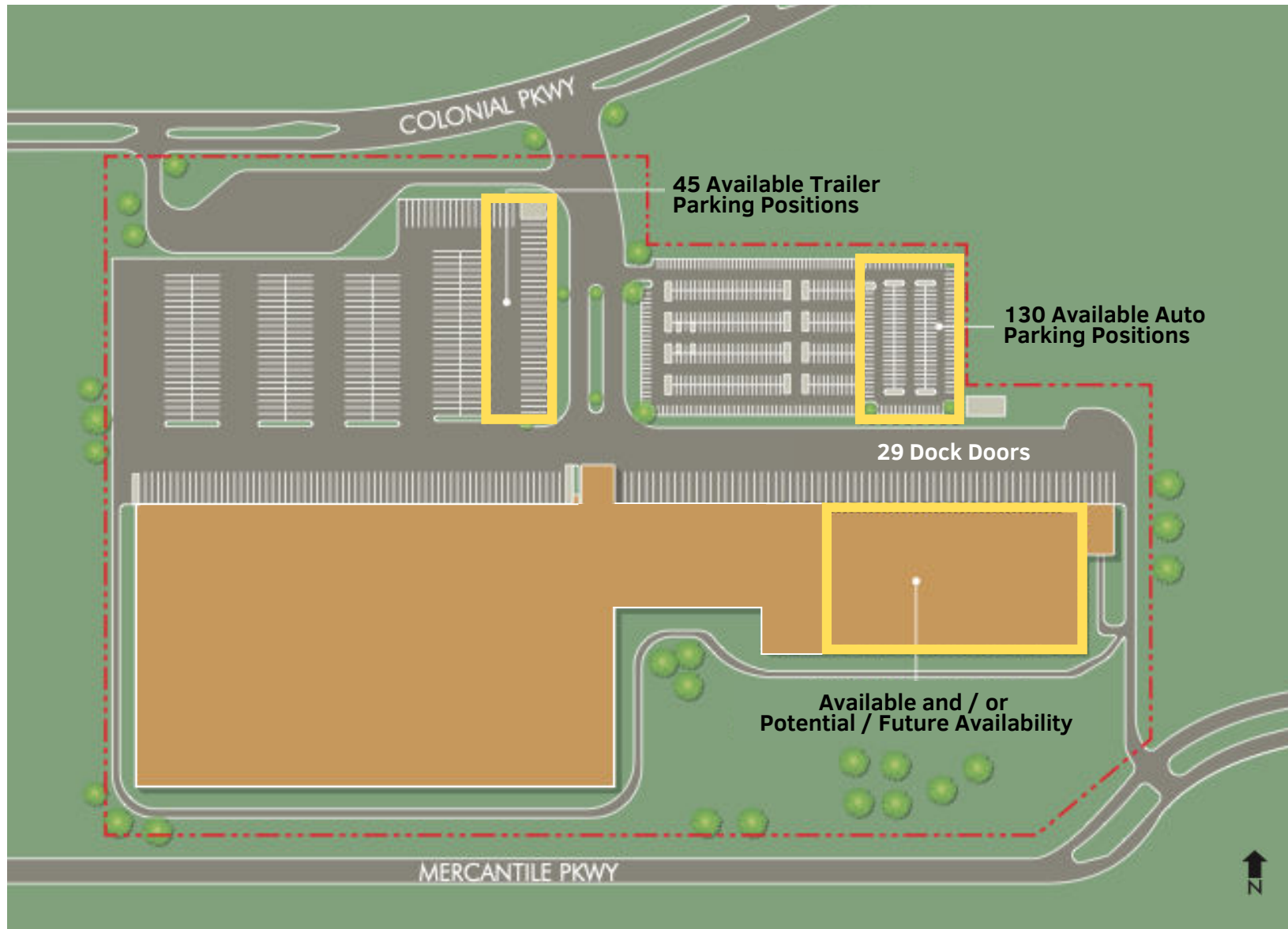


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**FOOD PROPERTIES**  
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## CONSTRUCTION

- Insulated metal panel & steel frame
- Fully-sprinklered, with in-rack sprinklers
- Central ammonia engine room
- LED light fixtures to be installed
- 40' deep dock
- Concrete truck courts & trailer parking
- Guard shack-controlled access point

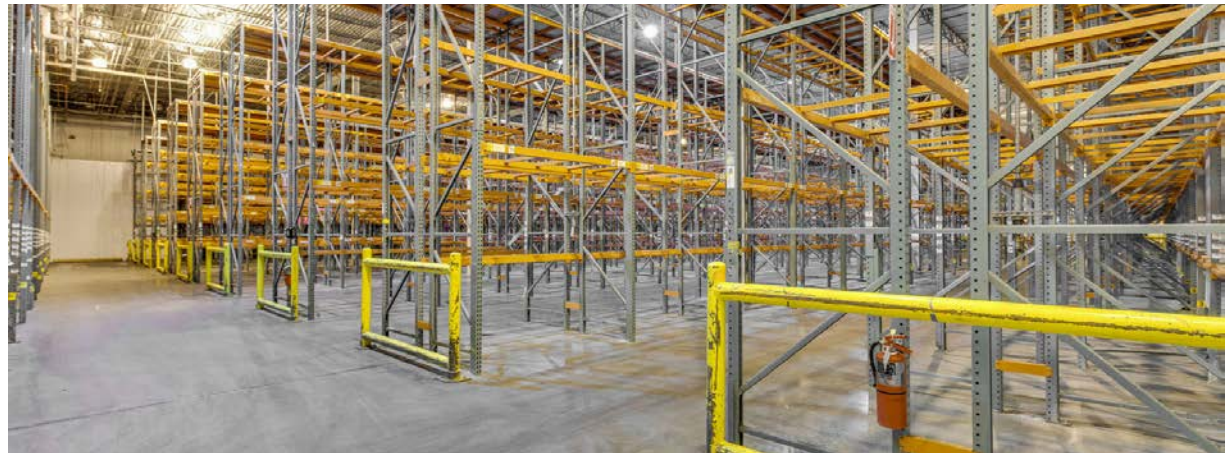
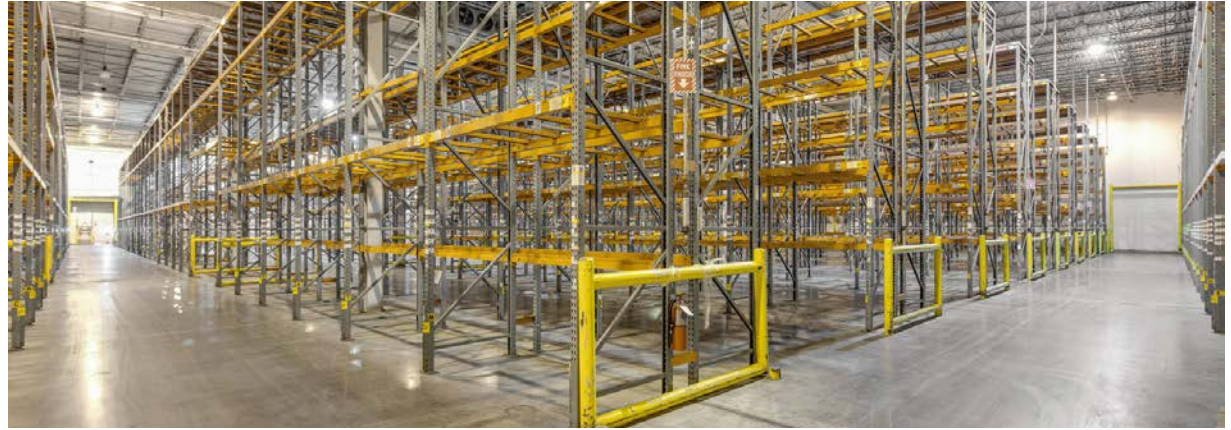


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74,504-119,250 Square Feet ~ Divisible  
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**FOOD PROPERTIES**  
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## OTHER

- Fully-racked ~ single deep
- Trailer parking: 45 positions
- Auto parking: 130 positions
- Immediate I-10 access



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**FOOD PROPERTIES**  
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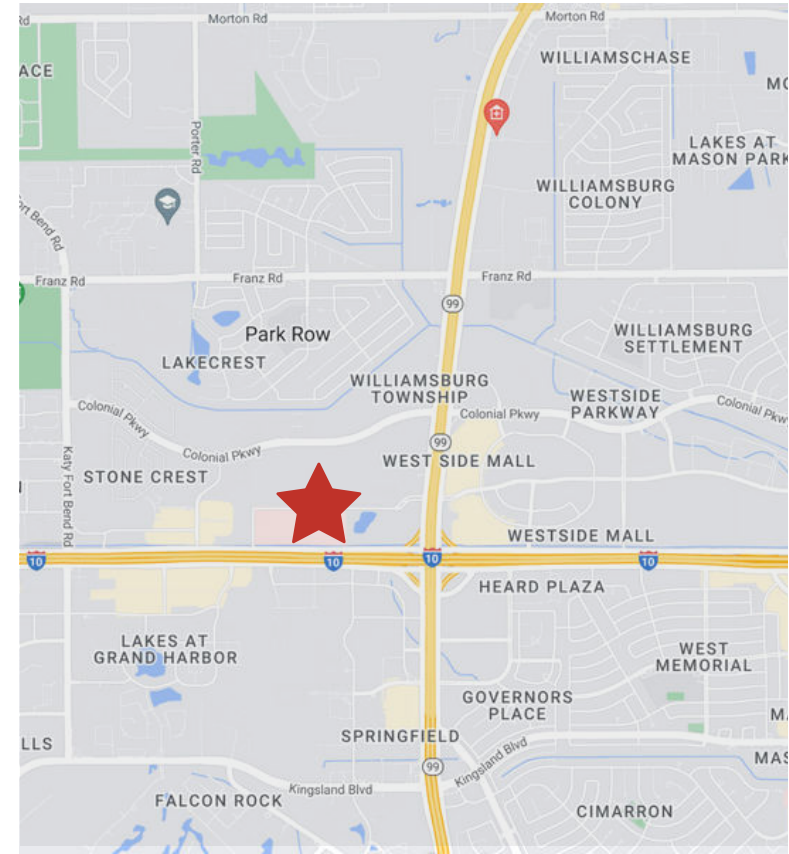
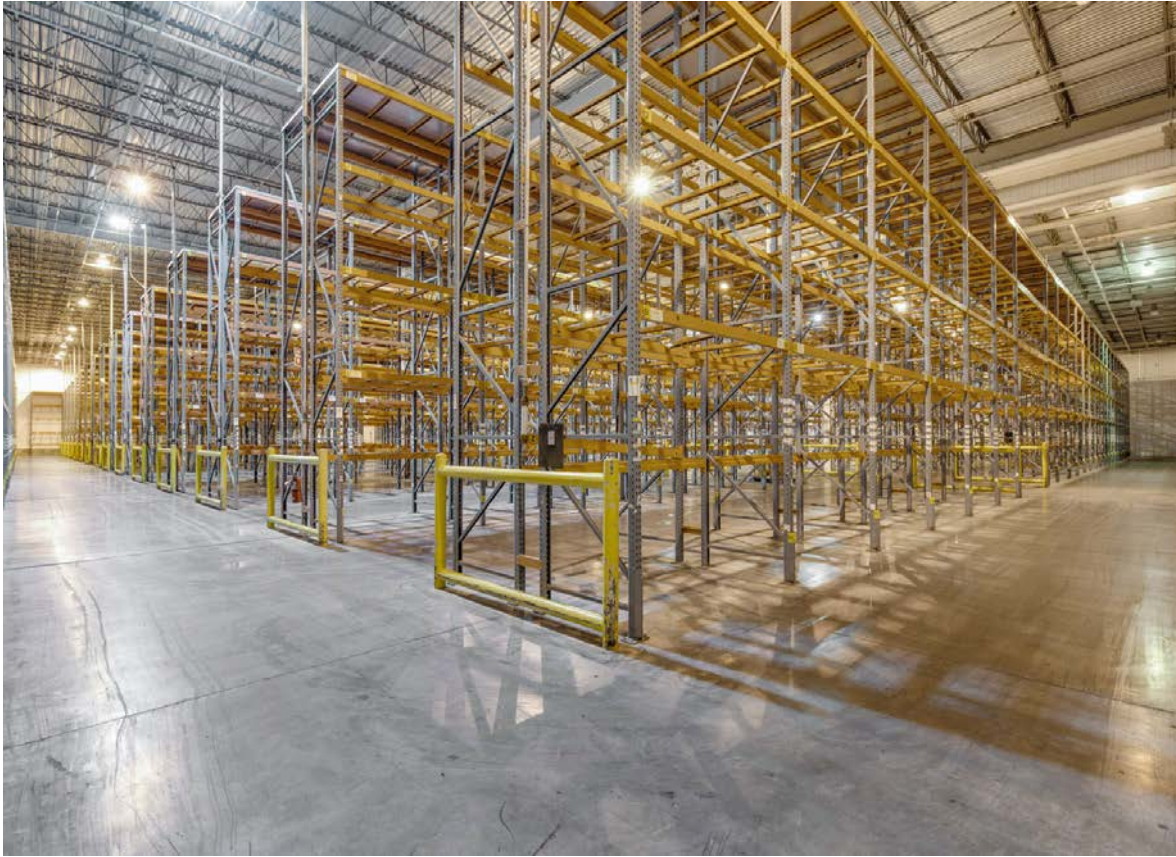


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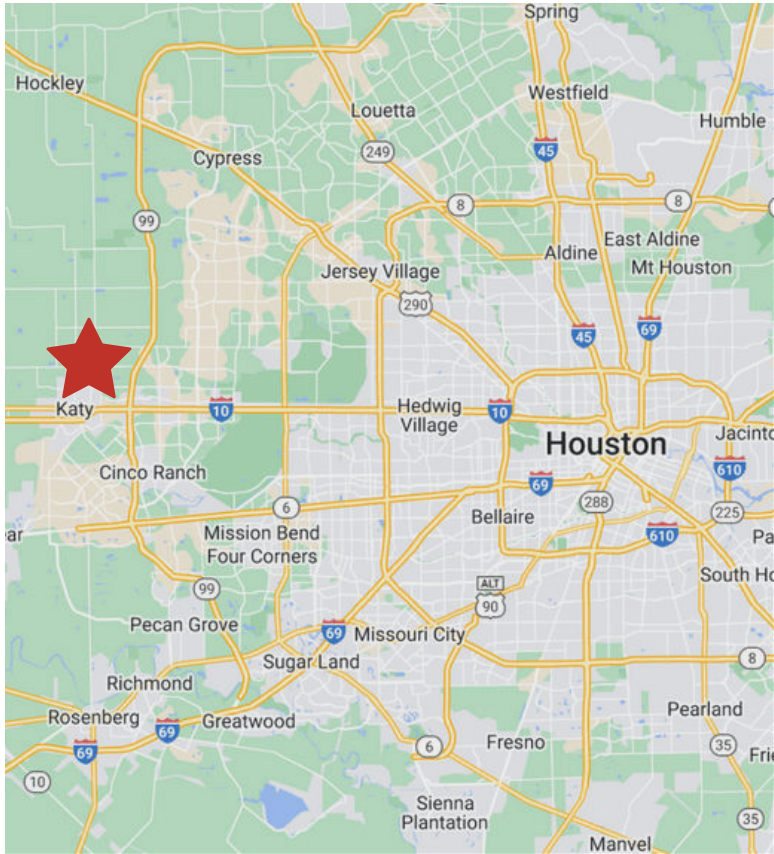


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