

CONROE PARK NORTH INDUSTRIAL PARK

915 CONROE PARK WEST DR, CONROE, TX 77303



145,222 SF VACANT CLASS A INDUSTRIAL ASSET | EXCELLENT REGIONAL PROXIMITY TO THE GREATER HOUSTON MSA AND OTHER MAJOR TX MARKETS | QUADRUPLE FREEPORT INVENTORY TAX EXEMPTION

LOCATED WITHIN A
MASTER PLANNED
BUSINESS PARK

RECENTLY-
CONSTRUCTED
INSTITUTIONAL QUALITY
PRODUCT WITH VALUE-
ADD UPSIDE

QUADRUPLE FREEPORT
INVENTORY TAX
EXEMPTION

STRATEGIC
MONTGOMERY COUNTY
LOCATION WITH
EXPANSIVE RESIDENTIAL
DEVELOPMENT

SUBSTANTIAL
POPULATION GROWTH
- HISTORICAL AND
FUTURE GROWTH IN
MONTGOMERY COUNTY

DISTRIBUTION
LOCATION WITHIN
REACH OF 25 MILLION
RESIDENTS

THE OFFERING

JLL Capital Markets, on behalf of ownership is pleased to offer qualified investors the opportunity to acquire Conroe Park North Industrial Park (the “Property”), a recently constructed, Class A, rear-load industrial building totaling 145,222 square feet. The Property is located in Houston’s North Submarket within Conroe Park North, a 1,655-Acre master planned business park proximate to I-45, providing ease of access and superior distribution capabilities to both the greater Houston MSA and other major Texas markets. Constructed to the highest institutional standards in 2020, the Property features best-in-class amenities and building characteristics such as high efficiency TPO roof, LED lighting, ESFR sprinkler systems, high-quality built-to-suit office finish, and ample trailer parking.

The Property is located in one of the fastest growing communities in the country with immediate access to a deep workforce and a rapidly growing population. Conroe Park North offers attractive incentives such as the Quadruple Freeport Inventory Tax Exemption making it highly appealing for tenants to establish themselves in this emerging Houston submarket.

Conroe Park North’s positioning in North Houston, 50 minutes north of Downtown Houston, ideally balances metro access and connectivity to the greater Texas Triangle without the city congestion. The Property’s location and excellent building specifications present an excellent opportunity for both owner-users and value-add investors.

915 Conroe Park West Dr

Conroe, TX 77303

North

Submarket

145,222

Size (SF)

Rear-Load

Loading Configuration

2020

Year Built

39’

Clear Height

2,250 SF

Office (SF)

1.55%

Office Finish

195’

Truck Court

133 Spaces

Parking Spaces

38 Spaces

Trailer Spaces

18.0 Acres

Land Area



PROPERTY MAP & DRIVE TIMES



This Property boasts a strategic position with excellent connectivity to major cities in the region. With convenient access to I-45 and Highway 105, businesses operating from this location can efficiently serve markets in College Station, Waco, Austin, Dallas-Fort Worth, in addition to the Houston market. The property offers access to a diverse regional customer base and benefits from the thriving economic activity across these markets. Whether it's for manufacturing, warehousing, or logistics, this strategic location presents a compelling opportunity for businesses seeking an advantageous opportunity to optimize operational efficiency and expand their market reach.

**CONROE PARK
NORTH INDUSTRIAL PARK**

NORTH FACING AERIAL

**CONROE PARK
NORTH INDUSTRIAL PARK**

**TEXASTISSUE
CONVERTING**
1101 CONROE WEST PARK DR
402,300 SF | Built 2021

**LOVETT
INDUSTRIAL**
NORTHPORT LOGISTICS CENTER
1,224,498 SF | Built 2023

five BELOW
950 CONROE PARK WEST DR
860,000 SF | Built 2020

**PRO
DIRECTIONAL**
850 W CONROE PARK DR
104,325 SF | Built 2014

MEMSTAR
3655 POLLOCK DR
40,500 SF | Built 2018

E Wally Wilkerson Pkwy

PROPERTY DESCRIPTION

PROPERTY SUMMARY

ADDRESS:	915 Conroe Park W Dr, Conroe, TX 77303
SIZE (SF):	145,222 SF
OFFICE (SF):	2,250 SF
OFFICE %:	1.55%
OCCUPANCY:	0%
LOADING CONFIGURATION:	Rear-Load
YEAR BUILT:	2020
CLEAR HEIGHT:	39'
DOCK DOORS:	(14) 10' x 10'
DRIVE IN DOORS:	(2) 12' x 14'
DOCK PACKAGES:	Dock Packages on Every Door
BUILDING DIMENSIONS:	550' x 264'
COLUMN SPACING:	52' x 51'
SPEED BAYS:	52' x 60'
TRUCK COURT:	195'
CAR PARKING SPACES:	133 Spaces
TRAILER PARKING SPACES:	38 Spaces
LAND SIZE:	18.0 Acres
COVERAGE RATIO:	18.6%

CONSTRUCTION

EXTERIOR WALLS:	Tilt-Wall
ROOF TYPE (AGE):	45 Mil TPO (2020)
WARRANTY (EXPIRATION):	20 Year (2040)

MECHANICAL

FIRE PROTECTION:	ESFR Sprinkler System
LIGHTING:	LED (Food-Grade)
POWER:	800a/277 - 480v 3p Heavy

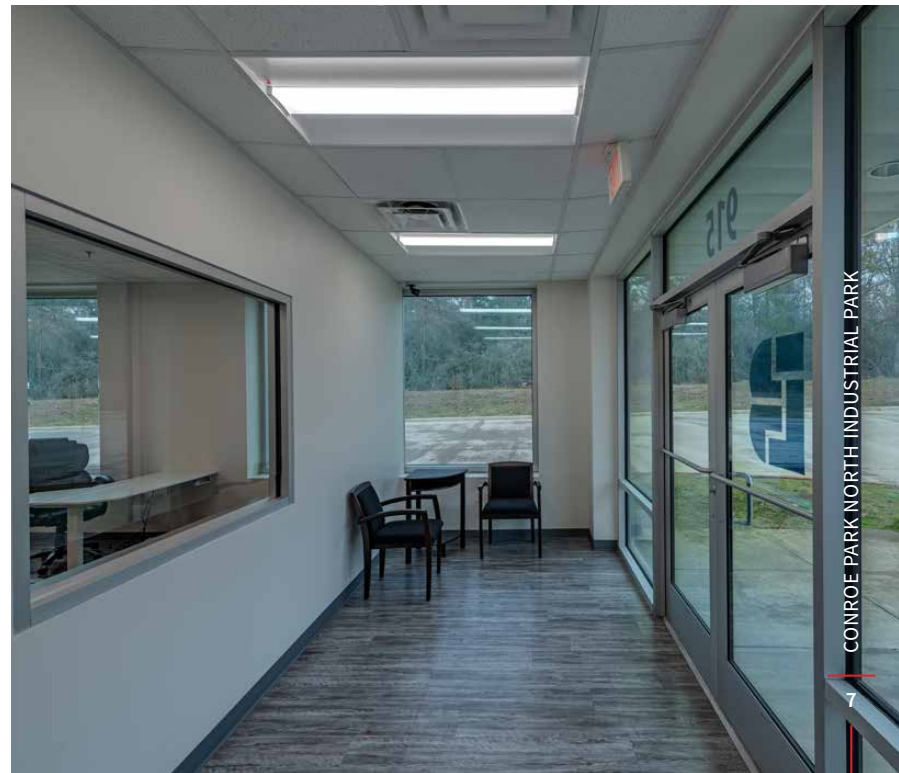


SITE PLAN

MISSOURI-PACIFIC RAILROAD



PHOTO GALLERY



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