

**For Lease or Build-to-Suit**

**CONROE'S NEW INDUSTRIAL HUB**

---



**northstar**  
**INDUSTRIAL PARK**

---

100 FM 3083, CONROE, TX 77303



# Conroe's New Industrial Hub



Possible **tax incentives**  
with business-friendly  
Economic Development Council

NorthStar Industrial Park is a Class A industrial park in northeast Conroe. Located just minutes from Conroe-North Houston Airport and with quick ingress/egress to I-45 from Loop 336 and FM 3083 access points, NorthStar Industrial Park is an ideal location for all your light manufacturing, warehouse, distribution and flex office needs.

- 197,887 SF of manufacturing and assembly space across five (5) insulated metal buildings
- 79.14 AC with master detention and utilities throughout site
- 15 overhead cranes from 5-ton to 50-ton capacities
- Build-to-suit options available (31.5 AC developable land)



# Site Plan

Property	Year Built	Hook Height/Clear Height (ft)	Cranes	Sprinklers	Power (Amps)	Loading	HVAC Warehouse
<b>Building A</b> 56,289 SF Total 3,200 SF Office	2009	21'/35'	4 x 10-Ton 2 x 16-Ton 1 x 25-Ton	Yes	1,200	Grade-Level	Yes
<b>Building B</b> 64,177SF Total 3,200 SF Office	2009	21'/32'	2 x 16-Ton 1 x 20/5-Ton	Yes	3,600	Grade-Level	Partial
<b>Building C</b> 18,017 SF Total 907 SF Office	2009	16'/35'	1 x 5-Ton 1 x 10/10-Ton 1 x 16/16-Ton	Yes	1,800	Grade-Level	Yes
<b>Building D</b> 27,200 SF Total 5,600 SF Office	2015	16'	-	Yes	400	Grade-Level	Yes
<b>Building E</b> 32,204 SF Total 1,520 SF Office	2018	40'/54'	2 x 50-Ton	Yes	400	Grade-Level (Oversized Hangar Style)	No

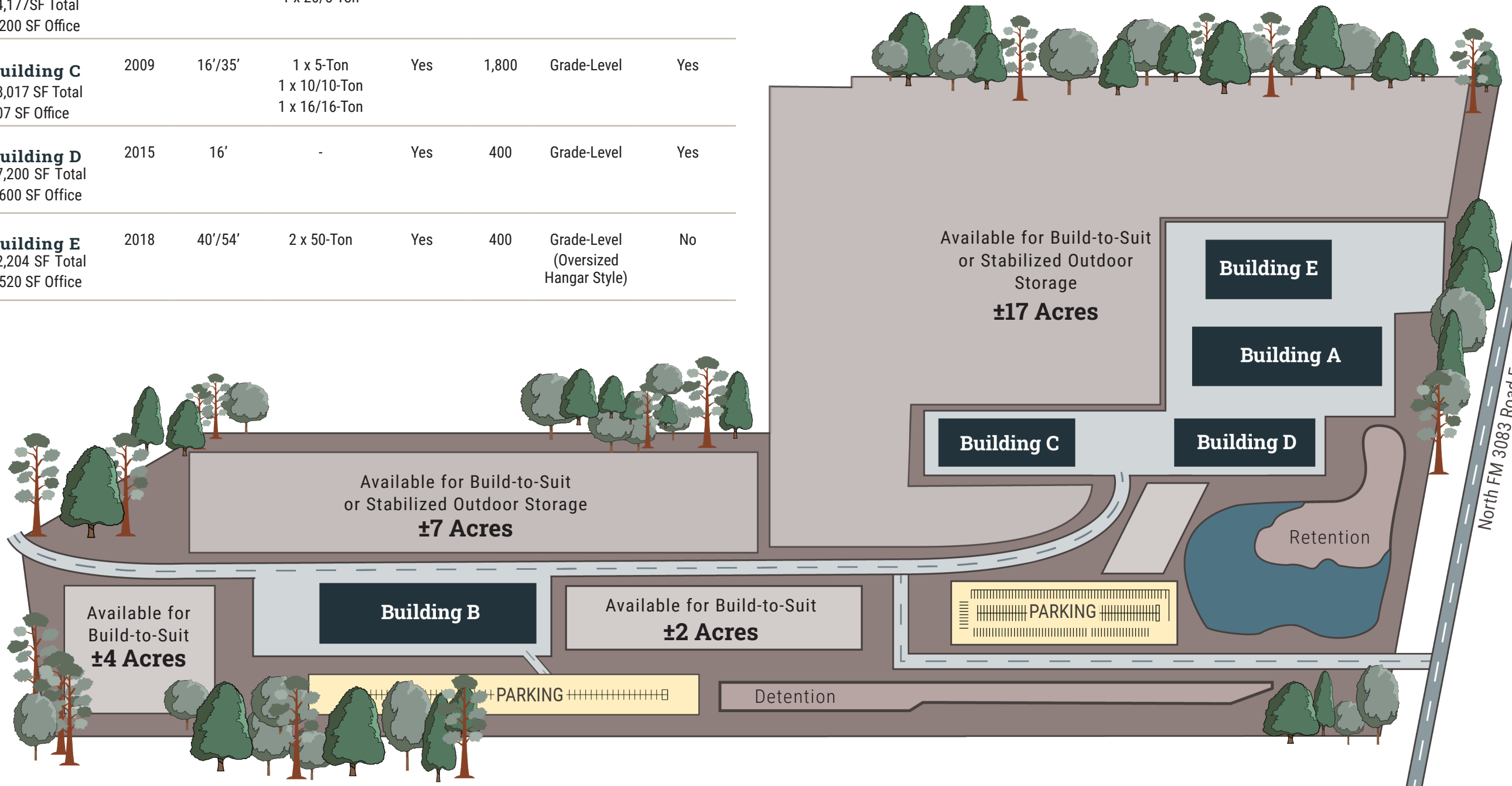
NorthStar Industrial Park is able to accommodate **both** manufacturing and distribution use



**Building C features:**

- 336 SF wash room with draining and overhead crane access
- 1,472 SF blasting room with drainage and overhead crane access
- 2,550 SF painting area with ventilation system and accompanying AFU-1 filtration system
- Firewall protected paint storage room with dedicated sprinkler system.

Building C

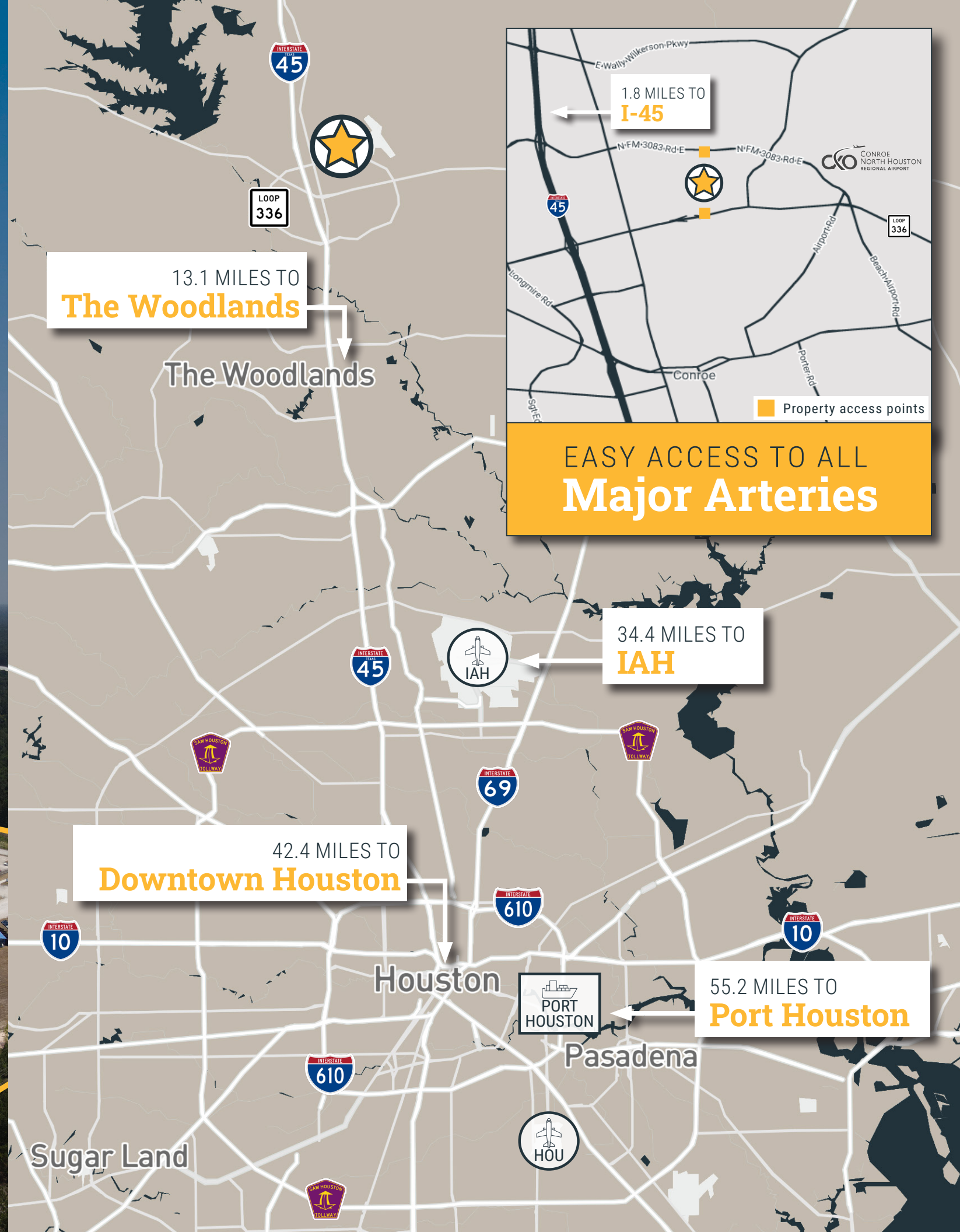


# Conroe is

**one of the fastest growing cities**

**in the United States.**

*Ranked 3rd Fastest-Growing City in the United States, by SmartAsset*



AN INDUSTRIAL  
PARK TAILORED FOR  
**YOUR GROWTH**



**northstar**  
INDUSTRIAL PARK

100 FM 3083, CONROE, TX 77303

**Drew Coupe, SIOR**

D 713 993 7832

C 832 226 6726

[drew.coupe@avisonyoung.com](mailto:drew.coupe@avisonyoung.com)

**Dawson Smith**

D 713 993 7167

C 713 689 9849

[dawson.smith@avisonyoung.com](mailto:dawson.smith@avisonyoung.com)

**AVISON  
YOUNG**