



# HOUSTON COLDPORT

7500 UVALDE ROAD | HOUSTON, TX  
COLD STORAGE | FOOD DISTRIBUTION | FOOD PROCESSING

**FOR LEASE +/- 315,101 SF**  
(DIVISIBLE)

DELIVERING **Q2 2022**

CHRIS CUMMINGS, NATIONAL DIRECTOR | +1 404 877 9255  
[chris.cummings@colliers.com](mailto:chris.cummings@colliers.com)

WALKER BARNETT, PRINCIPAL & DIRECTOR | +1 713 830 2127  
[walker.barnett@colliers.com](mailto:walker.barnett@colliers.com)

TURNER WISEHART, VICE PRESIDENT | +1 404 574 1008  
[turner.wisehart@colliers.com](mailto:turner.wisehart@colliers.com)

CATER COSGROVE, ASSOCIATE | +1 404 317 0930  
[cater.cosgrove@colliers.com](mailto:cater.cosgrove@colliers.com)

DEVELOPED BY:

**BOOMERANG**  
Interests LLC

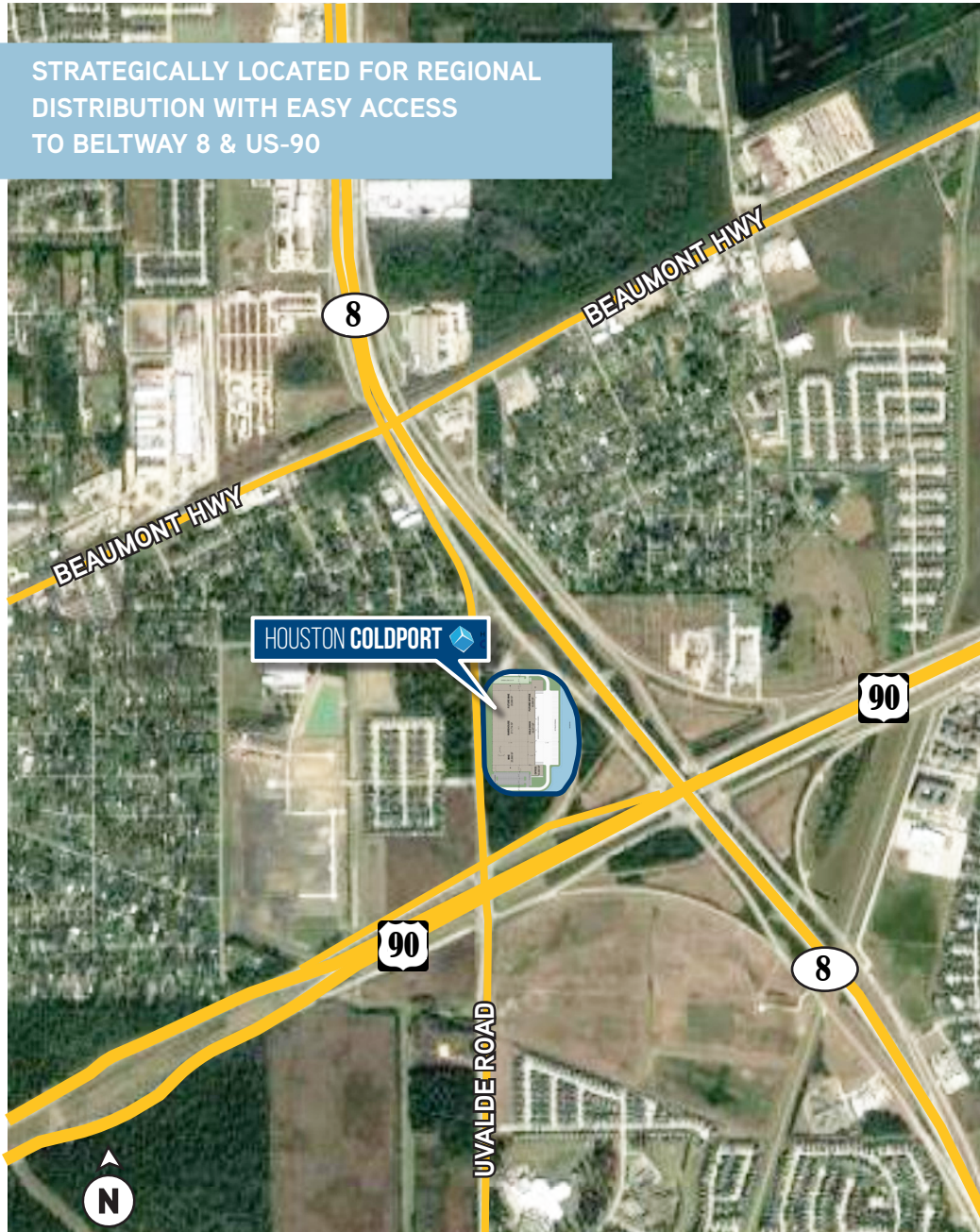
REPRESENTED BY:

**Colliers**

# STATE-OF-THE-ART FREEZER/COOLER FACILITY

FOR LEASE | 7500 UVALDE ROAD | HOUSTON, TX

STRATEGICALLY LOCATED FOR REGIONAL  
DISTRIBUTION WITH EASY ACCESS  
TO BELTWAY 8 & US-90

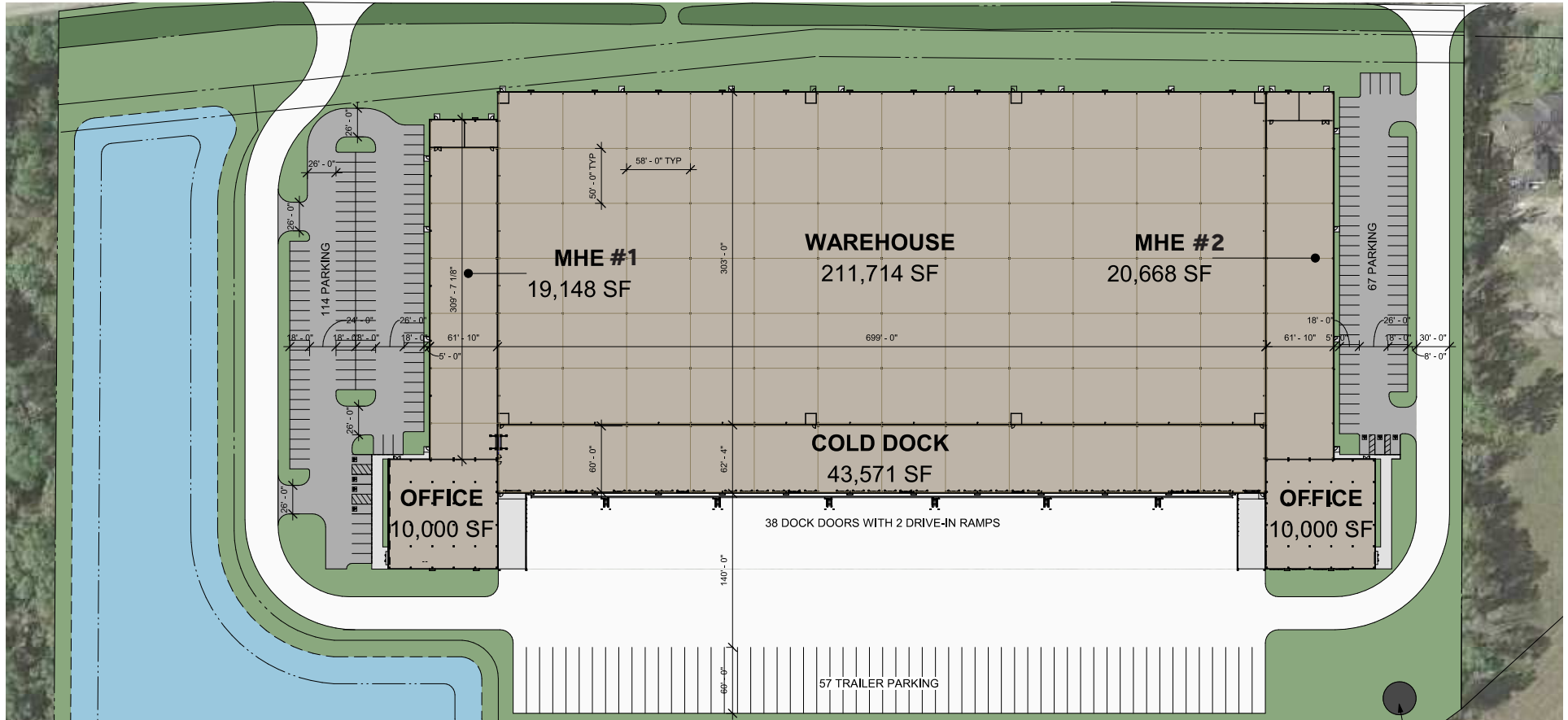


## BUILDING SPECS

<b>Total Building Size:</b>	315,101 SF
<b>Freezer/Cooler Storage Capable:</b>	211,714 SF
<b>Cold Dock Capable:</b>	43,571 SF
<b>Material Handling Equipment:</b>	19,148 SF (MHE #1) 20,668 SF (MHE #2)
<b>Office:</b>	10,000 SF (x2); both w/option for 2nd floor
<b>Utilities:</b>	Water, sewer and electric w/ gas available
<b>Column Spaces:</b>	58' wide x 50' deep in storage 58' wide x 60' deep in dock
<b>Clear Height:</b>	50' clear in storage
<b>Loading Area:</b>	38 fully automated dock positions 9'6 x 11' dock doors w/ vertical pit levels 2 drive-in ramps w/ 12' x 16' doors
<b>Fire Protection System:</b>	TYCO Quell dry system w/ protect-o-wire
<b>Electrical:</b>	277/480 volt, 3-phase, 4-wire system, 3,000 AMP service w/ ability to expand
<b>Lighting:</b>	30 FC average utilizing LED fixtures w/ motion sensors in cold dock & MHE
<b>Truck Court:</b>	200' deep heavy duty concrete
<b>Car Parking:</b>	181 car parking spaces
<b>Trailer Parking:</b>	57 trailer parking spaces

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## CONSTRUCTION DETAILS

**STORAGE - 6" IMP WALLS W/ R-46 ROOF. 3" MUD SLAB W/ EMPTY CONDUITS FOR HEAT CABLES & THE ABILITY FOR 8" SLAB W/ 6" UNDERFLOOR INSULATION**

**COLD DOCK - 4" IMP WALLS W/ R-30 ROOF & 7" REINFORCED SLAB**

**MHE - 4" IMP WALLS W/ R-20 ROOF & 7" REINFORCED SLAB**

**OFFICE - 4" IMP WALLS W/ R-20 ROOF & 5" REINFORCED SLAB**

## FLEXIBLE SITE

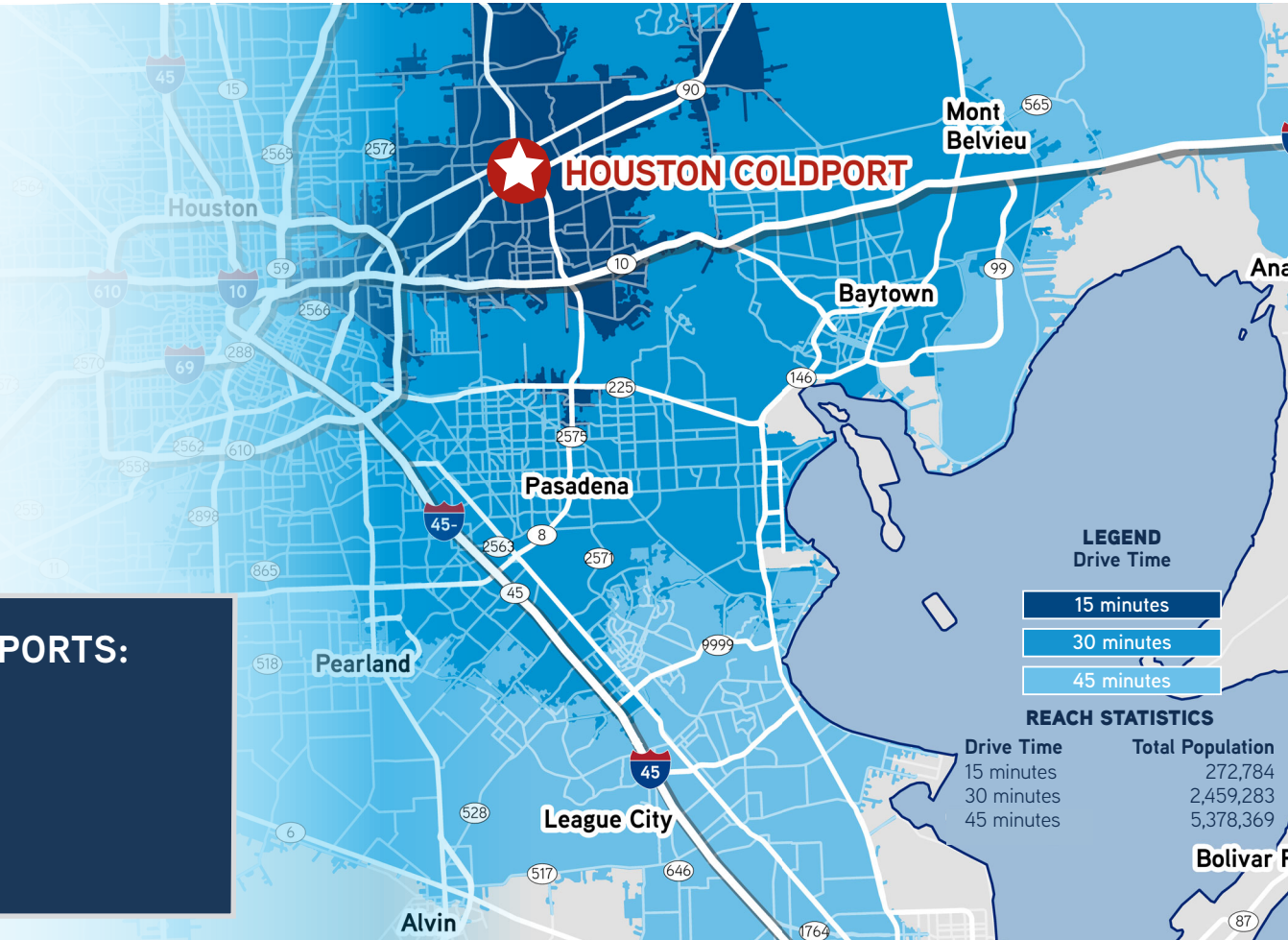
- Flexible refrigeration design configuration
- Can deliver various floor plans for different food uses such as cooler, freezer and/or food processing
- Building is divisible to accommodate multiple size tenants

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# HOUSTON COLDPORT

Houston ColdPort is a speculative cold storage development located in the heart of Houston and within the heavyweight corridor of Port Houston. The 23 acre site is strategically located directly adjacent to Beltway 8 and US-90 offering unparalleled access to the Port, Barbour's Cut Terminal and Bayport Terminal.



## DISTANCE TO MAJOR ARTERIES & PORTS:

Via Beltway 8: I-10 ±5 Miles / 6 Mins

SH 225 ± 12 Miles / 15 Mins

Barbour's Cut Terminal: 20 Miles / 25 Mins

Bayport Terminal: 25 Miles / 35 Mins



**REACH STATISTICS**

Drive Time	Total Population
15 minutes	272,784
30 minutes	2,459,283
45 minutes	5,378,369

## LEASING INFORMATION:

CHRIS CUMMINGS, NATIONAL DIRECTOR | +1 404 877 9255  
chris.cummings@colliers.com

TURNER WISEHART, VICE PRESIDENT | +1 404 574 1008  
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WALKER BARNETT, PRINCIPAL & DIRECTOR | +1 713 830 2127  
walker.barnett@colliers.com

CATER COSGROVE, ASSOCIATE | +1 404 317 0930  
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Colliers International  
1230 Peachtree Street, NE | Suite 800  
Atlanta, GA 30309  
P: +1 404 888 9000

