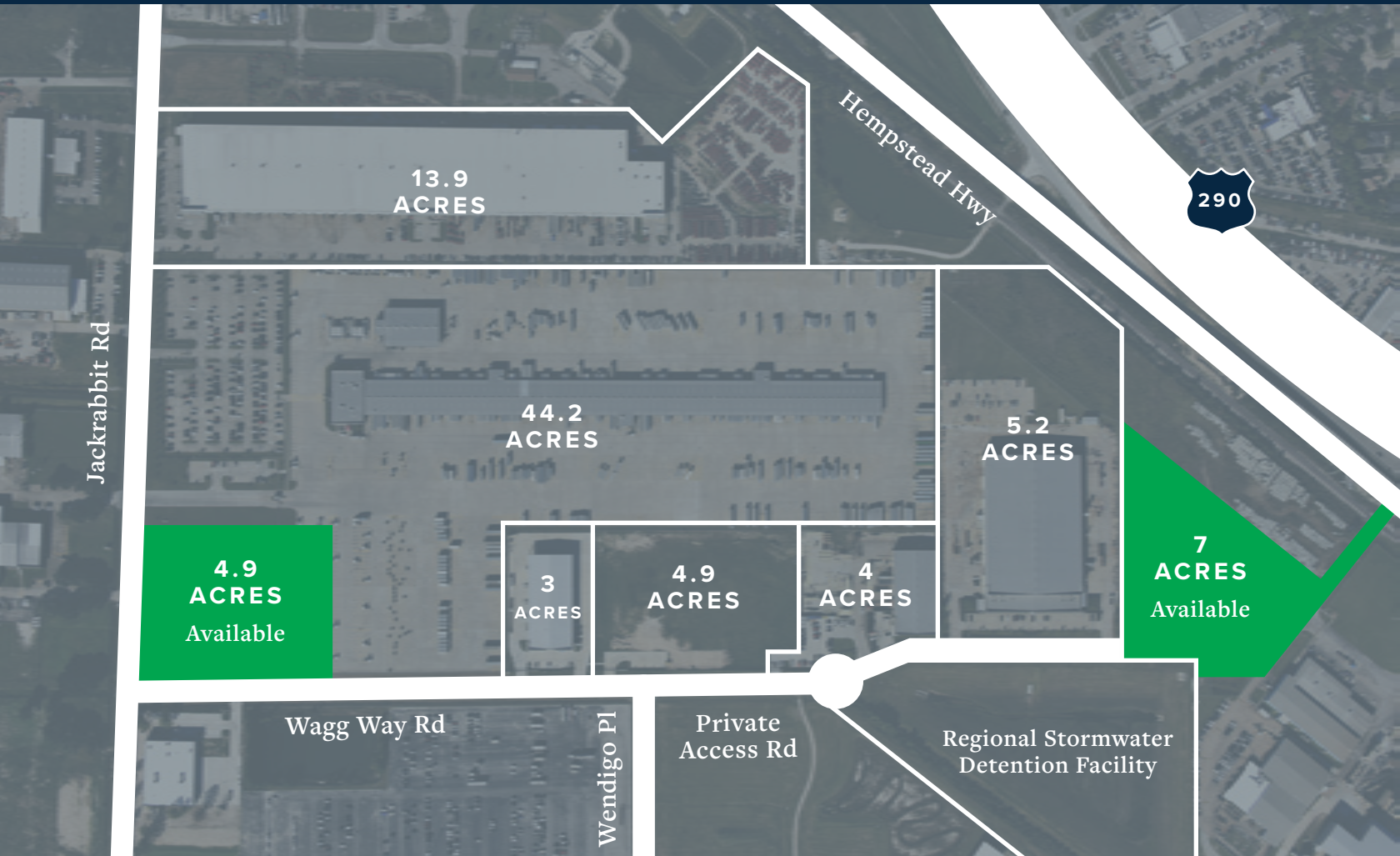


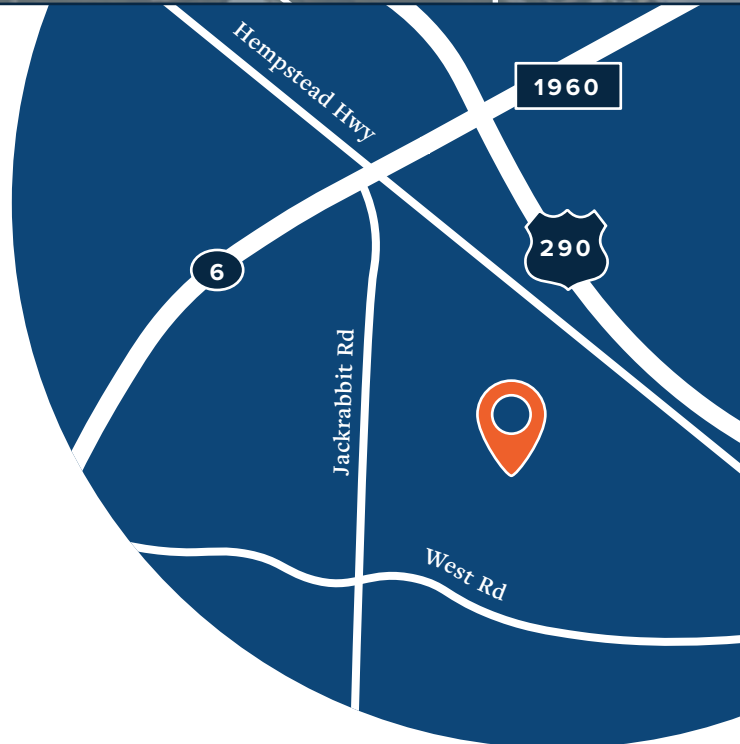
# Satsuma Station Industrial Park

115-ACRE DEED RESTRICTED INDUSTRIAL PARK  
BUILD-TO-SUIT PARCELS: UP TO 7 ACRES



## Custom Designed Built-to-Suit Projects

Satsuma Station Industrial Park is master planned for industrial development. It encompasses 115 deed restricted acres with all utilities located at US 290 and FM 1960 in Northwest Houston.



- Parcels up to 7 acres
- Frontage on Hempstead Hwy and Jackrabbit Rd
- 4 Miles from Beltway 8; Exposure to US 290
- Harris County outside Houston city limits
- Cypress Fairbanks ISD; Freeport tax exemption
- Off-site stormwater detention facility
- All utilities available for development; MUD 188

**Contact** David Toone | [dtoone@pinpointcommercial.com](mailto:dtoone@pinpointcommercial.com) | (713) 425-5400



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115-ACRE DEED RESTRICTED INDUSTRIAL PARK  
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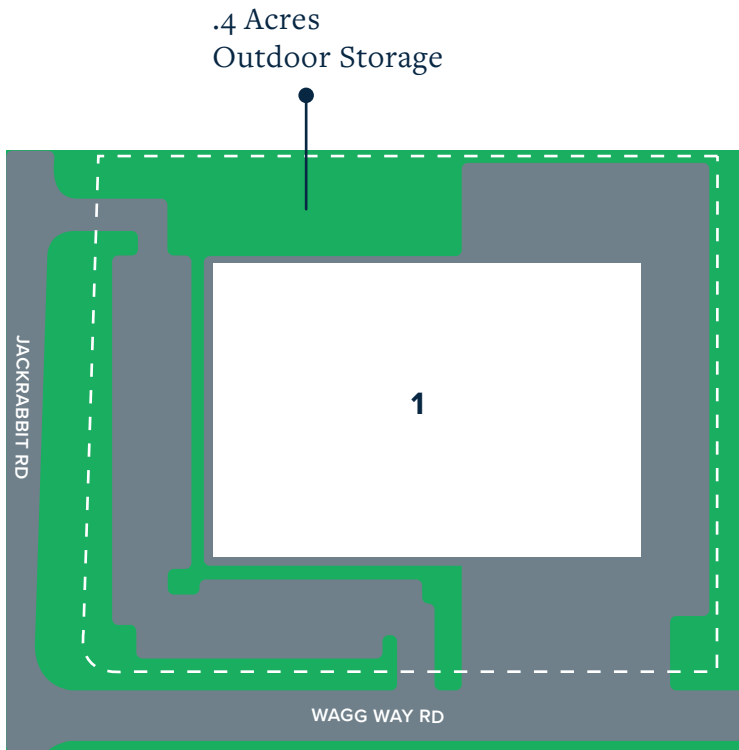


- Available
- Prologis
- FedEx Freight
- EnableTech Mfg
- KO Developing
- Hydrafab
- Precision Flamecutting

## Contact

David Toone  
(713) 425-5400





## Proposed Option A 4.9 Acres

### BUILDING 1

250' x 350'

102,500 SF

32' Clear

## Proposed Option B 7 Acres

### BUILDING 1

150' x 80' · 12,000 SF · 32' Clear

### BUILDING 2

150' x 80' · 12,000 SF · 32' Clear

### BUILDING 3

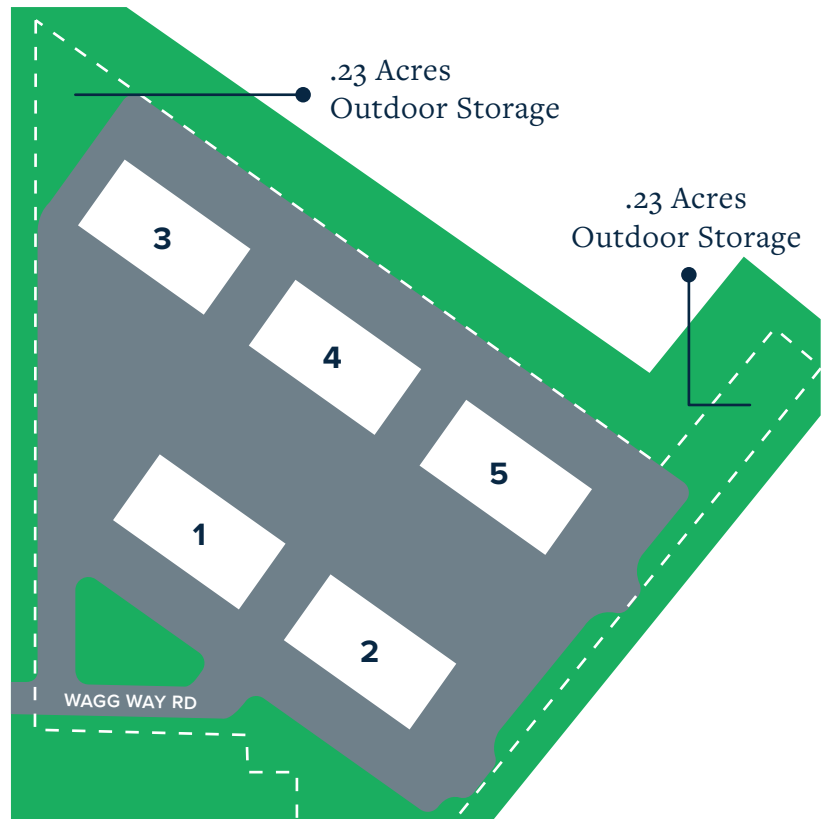
150' x 80' · 12,000 SF · 32' Clear

### BUILDING 4

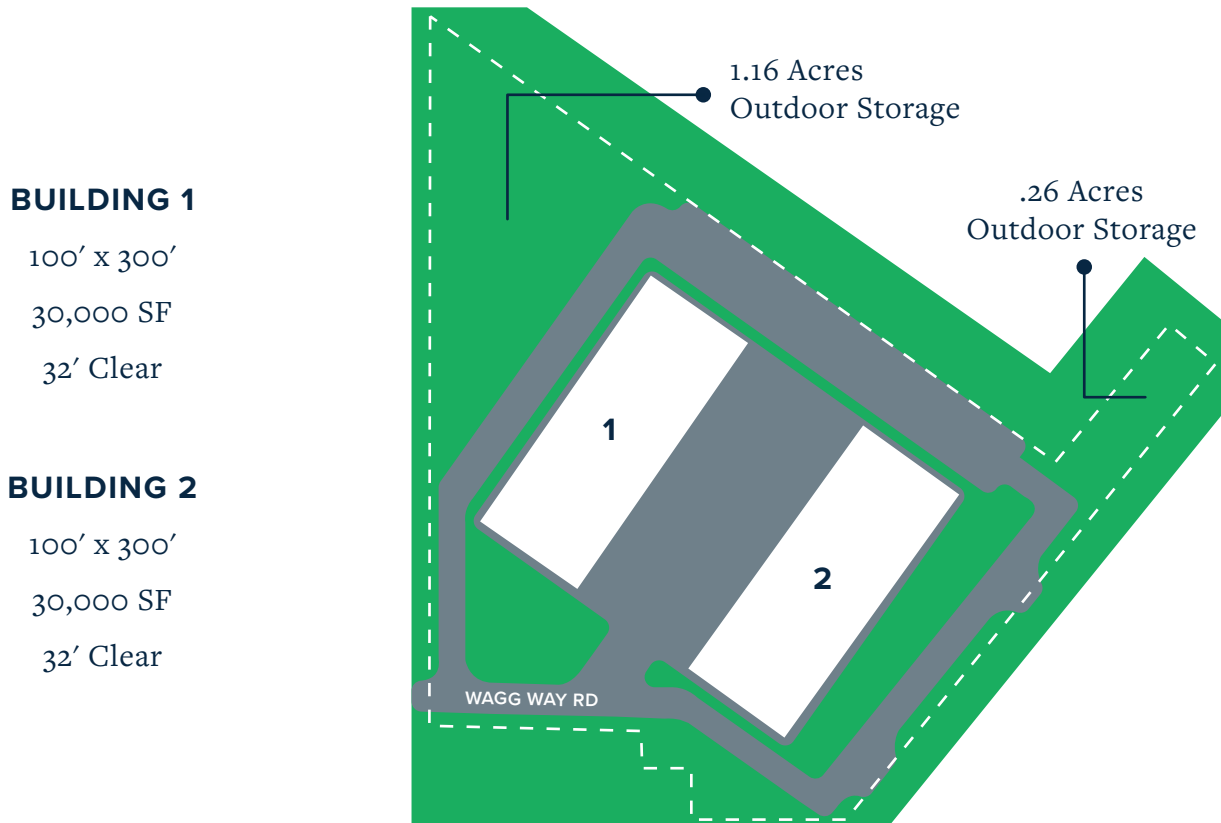
150' x 80' · 12,000 SF · 32' Clear

### BUILDING 5

150' x 80' · 12,000 SF · 32' Clear



## Proposed Option C 7 Acres



**For Opportunities Contact David Toone**

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