

3620 North Frazier Industrial Park Dr. | Building 6



FOR LEASE
WILL FINISH TO SUIT

HIGH QUALITY BUSINESS
PARK ENVIRONMENT

NORTH CONROE LOCATION

9,750 SF WAREHOUSE
ON 37,833 SF OF LAND

CALL FOR MORE INFO

FIRST 
HOUSTON Properties, Inc.

Jonathan McDaniel

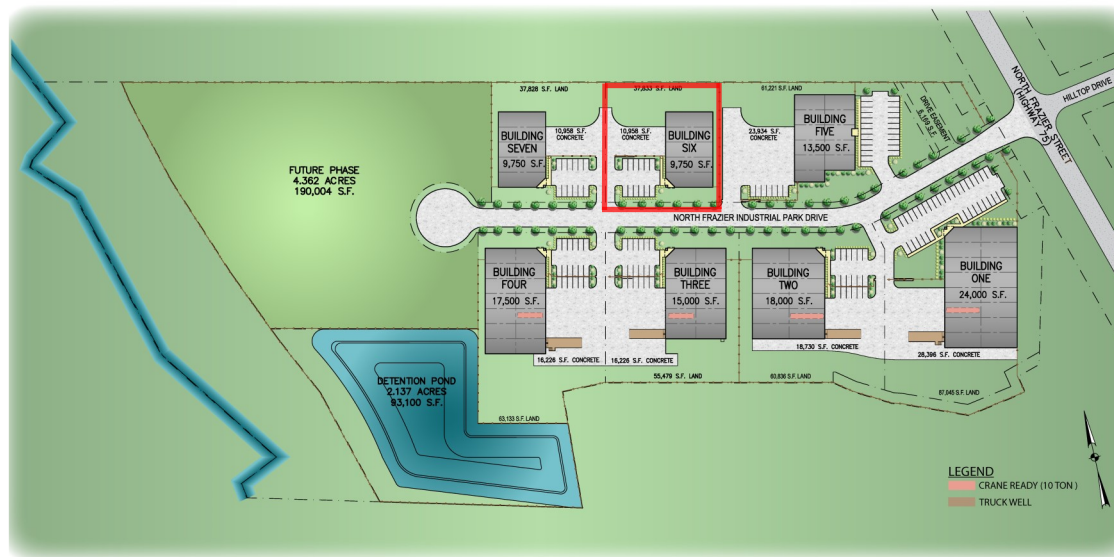
Direct: (713)534-1802 | Email: Jmcdaniel@fhproperties.com

Patrick McKiernan

Direct: (713)534-1888 | Email: Patrick@fhproperties.com

The information contained herein is from sources believed to be reliable. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale, or withdrawal from the market without notice.

BUILDING & PARK AMENITIES



- NOW SHELL COMPLETE
- IDEAL FOR DISTRIBUTION, MANUFACTURING, SHOWROOM WAREHOUSE SPACE & SERVICE COMPANIES
- BUSINESS PARK ENVIRONMENT
- 9,750 SF WAREHOUSE ON 37,833 SF OF LAND
- 22' - 24' EAVE HEIGHT
- 2 GRADE DOORS (14'X16') + DOCK AVAILABLE
- 400 AMP, 480 V, 3 PHASE POWER
- 5 TON CRANE READY
- DETENTION + A PUBLIC ROAD ARE PROVIDED
- PLEASE CONTACT AGENTS FOR MORE INFORMATION, INCLUDING ELEVATIONS AND FLOOR PLANS
- OTHER WAREHOUSES FOR LEASE, SALE & BUILD TO SUIT

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LOCATION



- GREAT LOCATION & FREEWAY ACCESS
- 20.49 ACRE SITE IN THE 3600 BLOCK OF NORTH FRAZIER (HWY. 75)—ON THE WEST SIDE BETWEEN LEAGUE LINE RD & FM 3083. CLOSE TO MAJOR INDUSTRIAL PARKS & AIRPORT IN N. CONROE
- LESS THAN 1 MILE FROM I-45 VIA LEAGUE LINE—WHICH IS NOW EXTENDED EAST TO AIRPORT
- APPROX. 15 MILES TO WOODLANDS PARKWAY—20 MILES TO EXXON MOBIL



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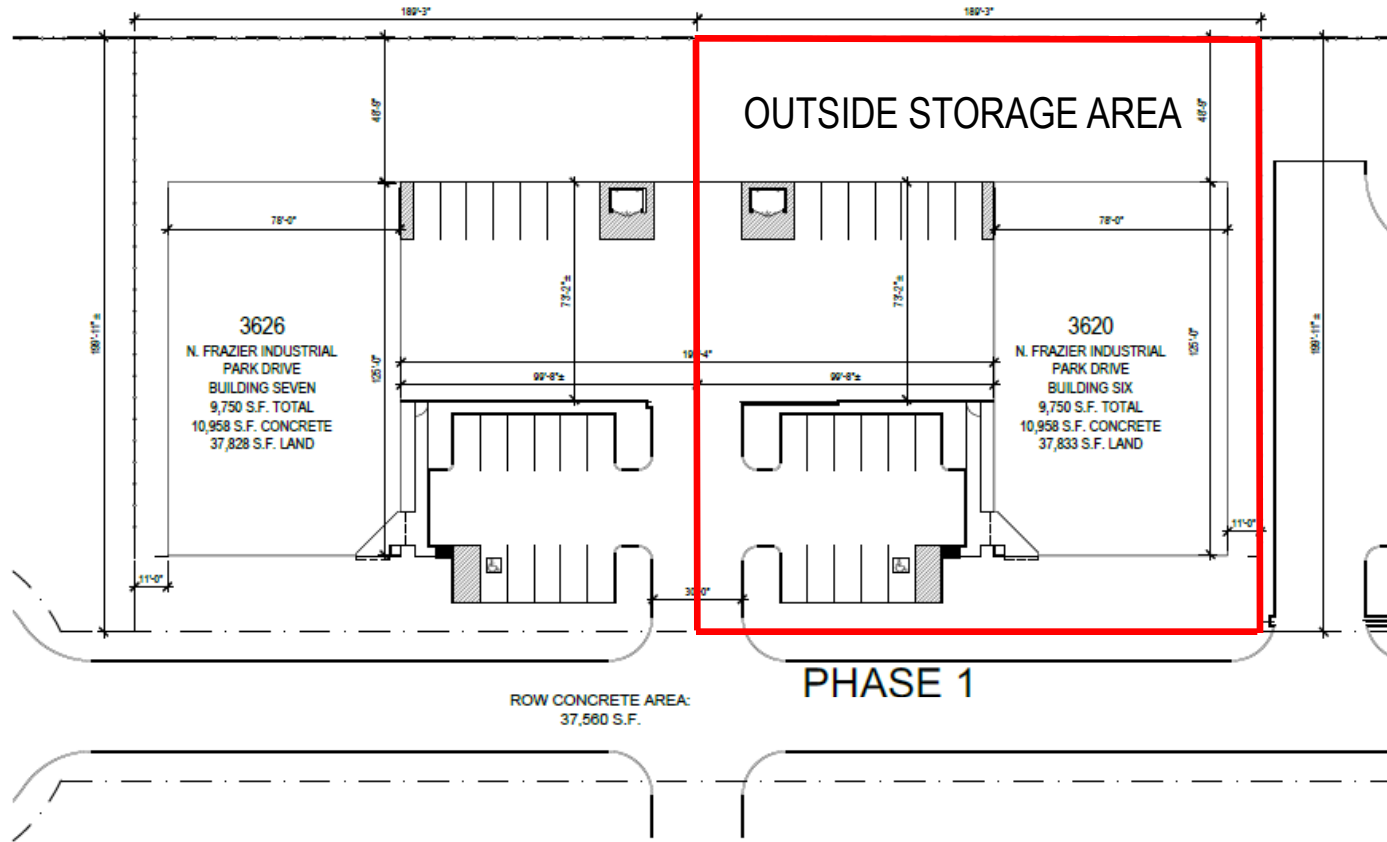
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BUILDING PLAN



*SECURITY FENCING IS PROVIDED FOR BUILDINGS 6 & 7. BUILDINGS 6 & 7 SHARE A COMMON SECURITY GATE, AND A +/- 200 FOOT CONCRETE TRUCK APRON WHICH IS OPEN BETWEEN BOTH BUILDINGS. DUMPSTER ENCLOSURES ARE INCLUDED ON EACH TRACT PER CITY CODE.



PROJECT:
Mill Designs, L.P.
2025 Ross Street, Suite 100, Houston, TX 77056
Tel: 281.460.4600

CLIENT:
Hutto Services, Inc.
1111 East 11th St.
P.O. Box 12345, Houston, TX 77001

NORTH FRAZIER INDUSTRIAL PARK
3609-3627 N. FRAZIER INDUSTRIAL PARK DR.
CONROE, TEXAS 77303

PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION
01	08/20/2024	ISSUE FOR PERMITS
02	09/10/2024	OWNER REQUEST

PROJECT:
NORTH FRAZIER INDUSTRIAL PARK
3609-3627 N. FRAZIER INDUSTRIAL PARK DR.
CONROE, TEXAS 77303

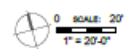
CLIENT:
N. FRAZIER INDUSTRIAL PARK, L.P.
2025 Ross Street, Suite 100, Houston, TX 77056
Tel: 281.460.4600

DATE: 08/20/2024
SCALE: 1" = 20'-0"

PROJECT:
NORTH FRAZIER INDUSTRIAL PARK
3609-3627 N. FRAZIER INDUSTRIAL PARK DR.
CONROE, TEXAS 77303

PROJECT:
BUILDING SIX & SEVEN SITE PLAN

PROJECT:
SP-67



SITE PLAN 01