

### INVESTMENT OPPORTUNITY ±478,400 Sq. Ft. Cross-Dock Distribution Building

STEPHEN SCHNEIDAU (713) 963 2822 Stephen.Schneidau@cushwake.com JIM FOREMAN (713) 963 2824 Jim.Foremand@cushwake.com BEAU KALEEL, SIOR (713) 963 2844 Beau.Kaleel@cushwake.com ALLISON BERGMANN (713) 963 2865 Allison.Bergmann@cushwake.com MICHAEL FOREMAN (713) 963 2850 Michael.Foreman@cushwake.com

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# DC 290 18140 Kickapoo Road | Waller, TX 77484



478,400 SF

44.54 Acres

34.8% Leased

(expandable)

400'

120'

32'

46' X 52'

2920

Roberts Rd

ker Rd.

Bauer-Hockley

В

Kermier Rd.

Hockley

ren Ranch Rd.





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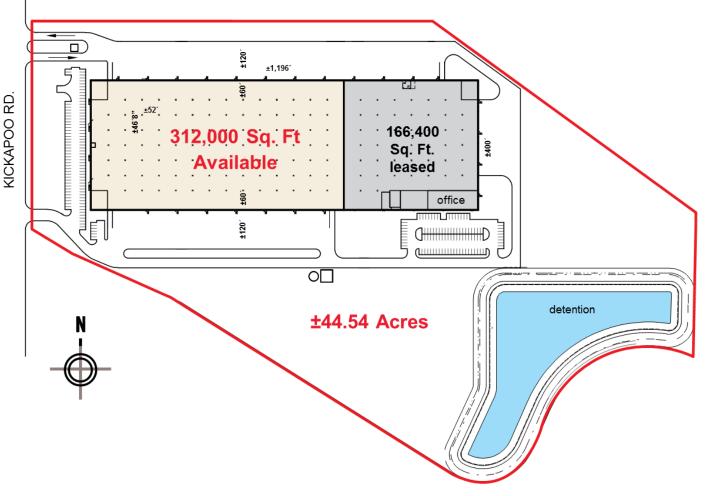
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#### **PROPERTY INFORMATION**

- ±478,400 sq. ft. building with up to 312,000 sq. ft. available
- 34.7% leased
- Dock-high, cross-dock distribution space
- ±44.54 acre site
- New construction
- 32' clear height
- 120' truck courts
- Ample parking
- Trailer storage available
- · Excellent visibility and access to US 290
- ESFR sprinkler system
- 400 amp power
- 400' building depth
- 46' X 52' column spacing with 60' speed bays
- Can be subdivided Minimum lease size: 120,000 sq. ft.



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