

# DC 290

18140 Kickapoo Road | Waller, TX 77484



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



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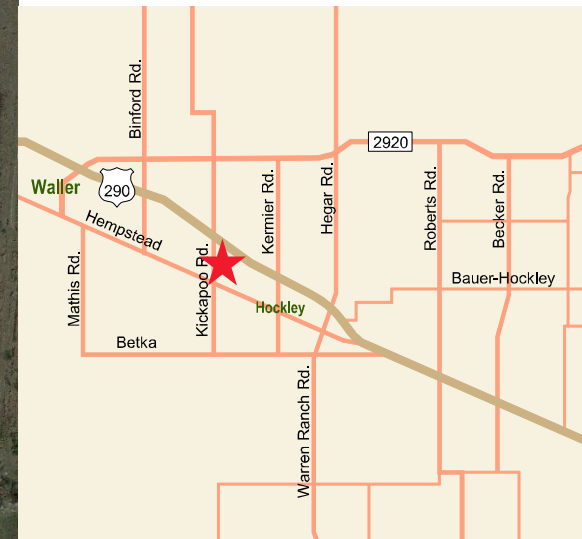


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<b>Total Rentable Area</b>	478,400 SF
<b>Site Area</b>	44.54 Acres
<b>% Leased</b>	34.8% Leased
<b>Building Depth</b>	400'
<b>Truck Court</b>	120' (expandable)
<b>Clear Height</b>	32'
<b>Column Spacing</b>	46' X 52'



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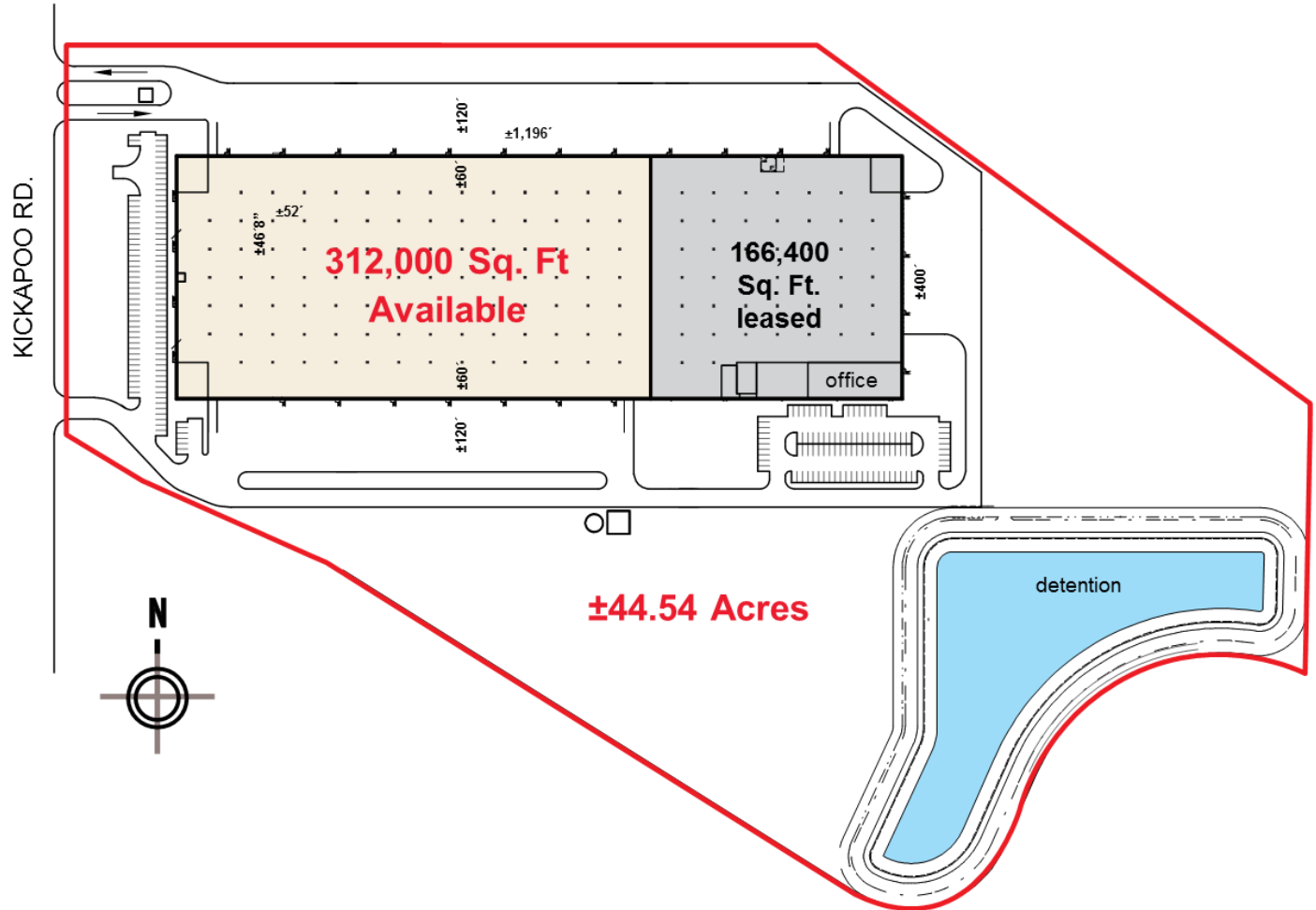
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## PROPERTY INFORMATION

- ±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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