



NEW CROSS DOCK BUILDING DELIVERING Q2 2020

# Ella Logistics Center – Bldg. 1

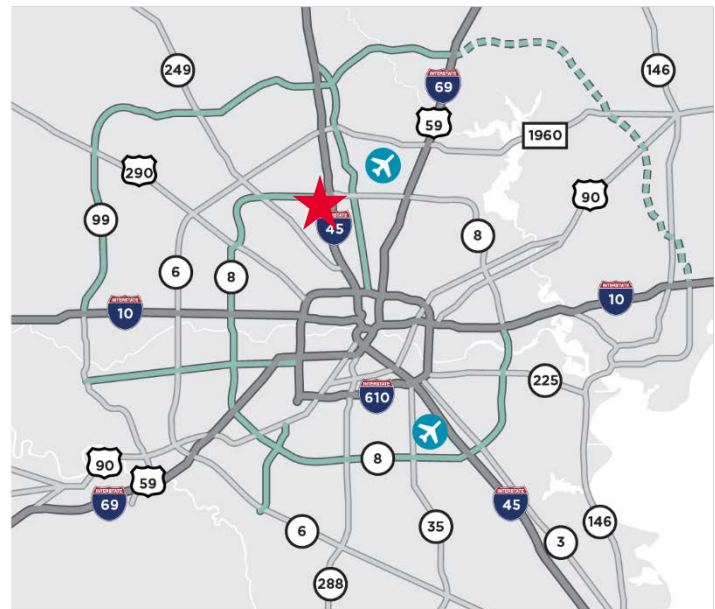
## 358,567 SF AVAILABLE

Beltway 8 & I-45 North | Houston, Texas



### New Construction, Class A Cross Dock Buildings Available For Lease in Pinto Business Park

- 358,567 SF Cross Dock Available (divisible)
- 36' clear height
- 135' – 185' truck courts
- 338 car spaces
- 42 trailer spaces
- 56' x 51'-8" column spacing
- 60' speed bays
- (38) 9' x 10' overhead doors
- (2) 12' x 14' overhead doors
- Trailer parking
- ESFR Sprinklers
- Monument signage available
- Direct access to Beltway 8 from Ella Blvd
- Convenient access to I-45
- [View Property Website Here](#)



A Property of:

# Hines

For more information, please contact:

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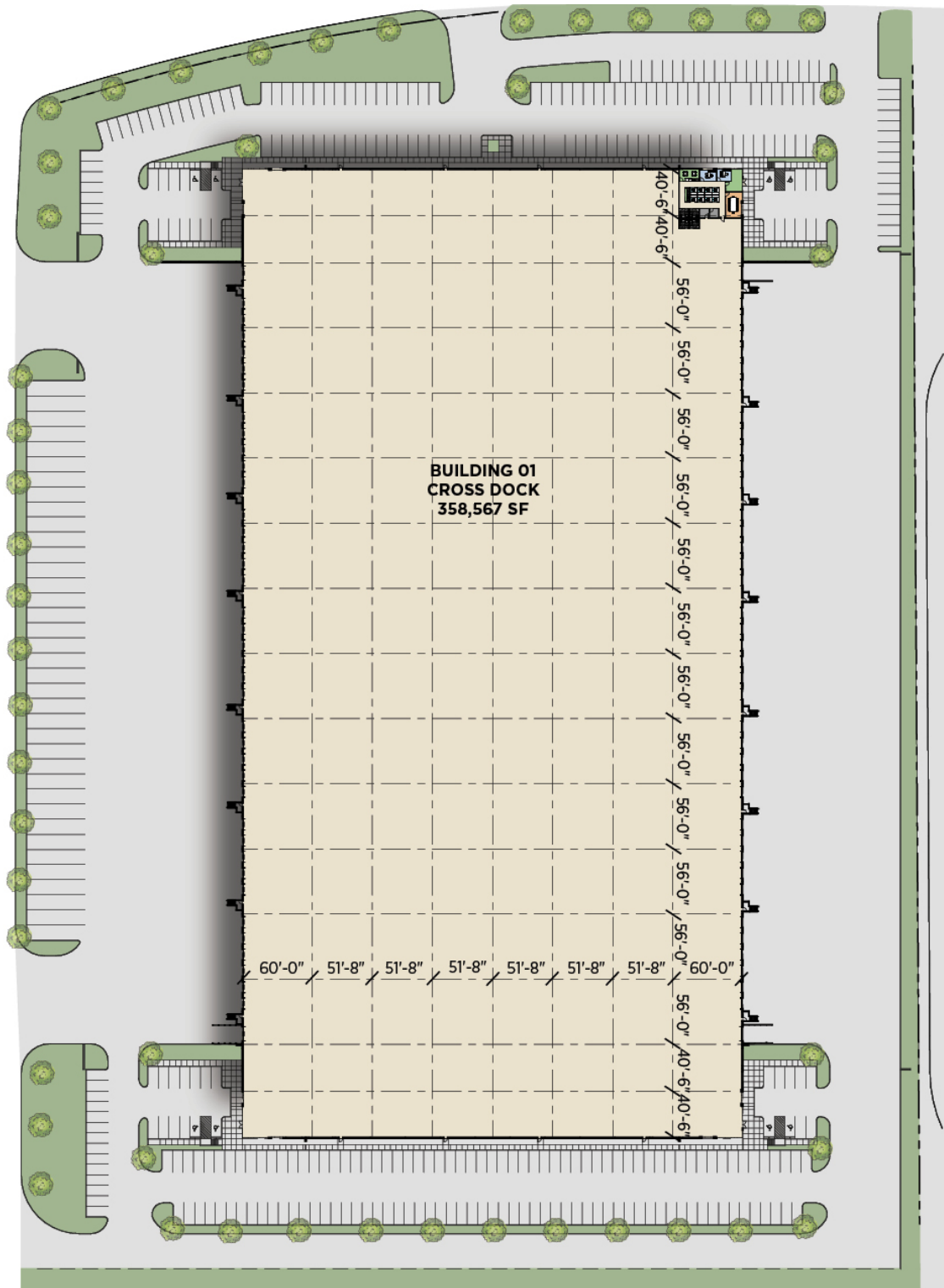


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### SPEC OFFICE SITE PLAN



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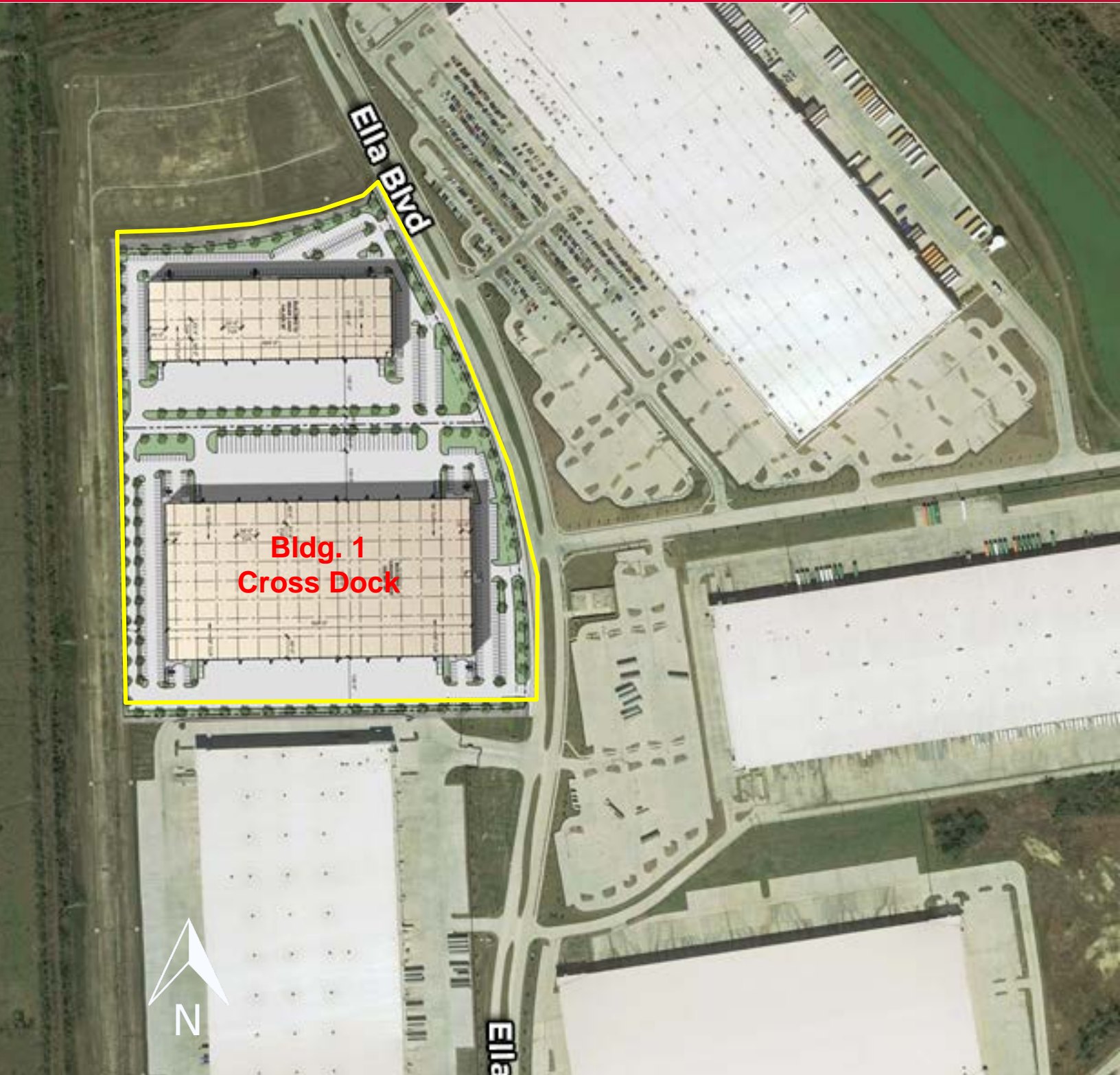


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Pinto Business Park is a dynamic community 13 miles north of downtown Houston and minutes from Bush Intercontinental Airport. This prime location makes it ideal for companies conducting business locally and around the globe.

### PARK FEATURES

- Deed restricted, master planned business park
- 971 total acres / 665 net acres
- Off-site master-planned detention is in place
- Outside 500-year flood plain
- On site compressed natural gas fueling station within the park
- 11 park ingress/egress points
- Excellent visibility and access from Beltway 8 and I-45
- Exceptional, secure class A corporate park location

### Drive Distances From Building

USPS	2.4 miles
FedEx Ground	2.5 miles
I-69/US 59	7 miles
UPS	8 miles
IAH Airport	9 miles
I-45	0.6 miles
Downtown	13 miles
Ship Channel	22 miles
Hobby Airport	24 miles
Barbours Cut Terminal	40 miles
Bayport Terminal	43 miles

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