

For Lease

Sheldon Business Park

N. Lake Houston Pkwy., Houston, TX 77044

**±214,300 SF on ±11.2 Acres
Delivering 4th Quarter 2019**



CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

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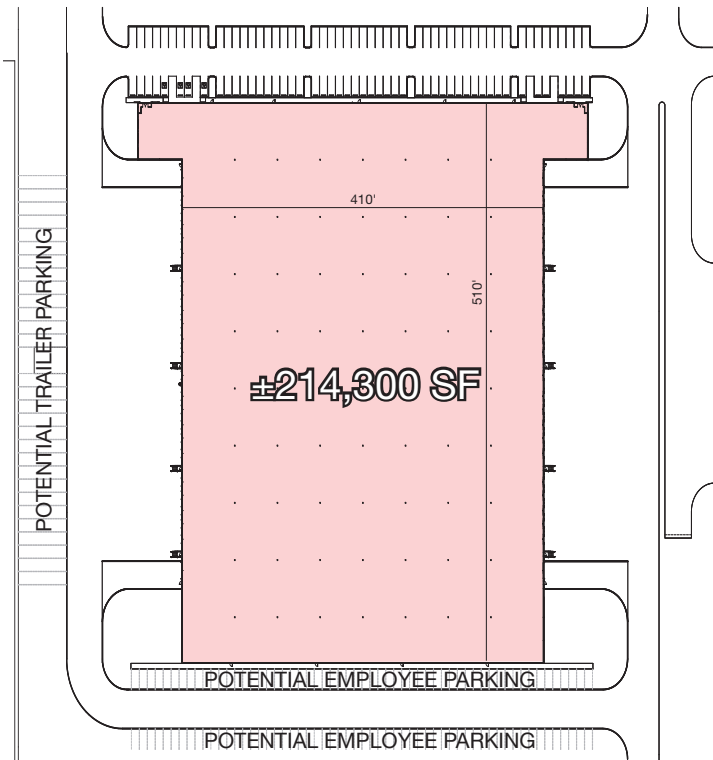
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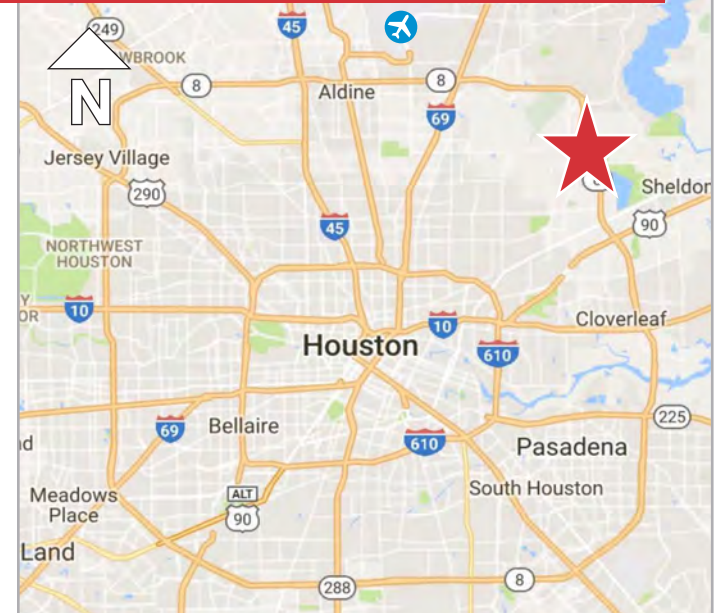
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Building Features

- ±214,300 SF Available - Divisible to ±53,000 SF
- Cross Dock Configuration - Expandable to ±370,000 SF
- Office to Suit Tenant
- 32' Clear Height
- ESFR Sprinkler System
- (44) 9' x 10' Dock High Doors
- 4 Drive-in Ramps with 14' x 16' Overhead Doors
- 48' x 52' Column Spacing with 60' Speed Bays
- 130' Truck Court
- 410' x 510' Building Dimensions
- 112 Employee Parks (Additional 116 Employee Parks Possible)
- 29 Potential Trailer Parks



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Park Features

- 45-acre, deed-restricted park with professional management
- Located in Harris County, outside city limits
- Over 1/4 mile of Beltway 8 frontage
- Regional detention and utilities provided



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Area Features

With multiple access points to Beltway 8, and only minutes to I-59/I-69, I-45, and I-10, Sheldon Business Park gives you the ability to move throughout Houston with ease. Sheldon Business Park is also minutes from Intercontinental Airport, 15 minutes to Bayport Terminal and Barbour's Cut Terminal, and just 20 minutes from downtown Houston. Located in one of the largest growth markets in the Houston area, Sheldon Business Park offers a highly skilled workforce pulling from Kingwood, Humble, and Atascocita.



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