



**SOUTHEAST
DISTRIBUTION
CENTER**

170,456 SF FRONT LOAD



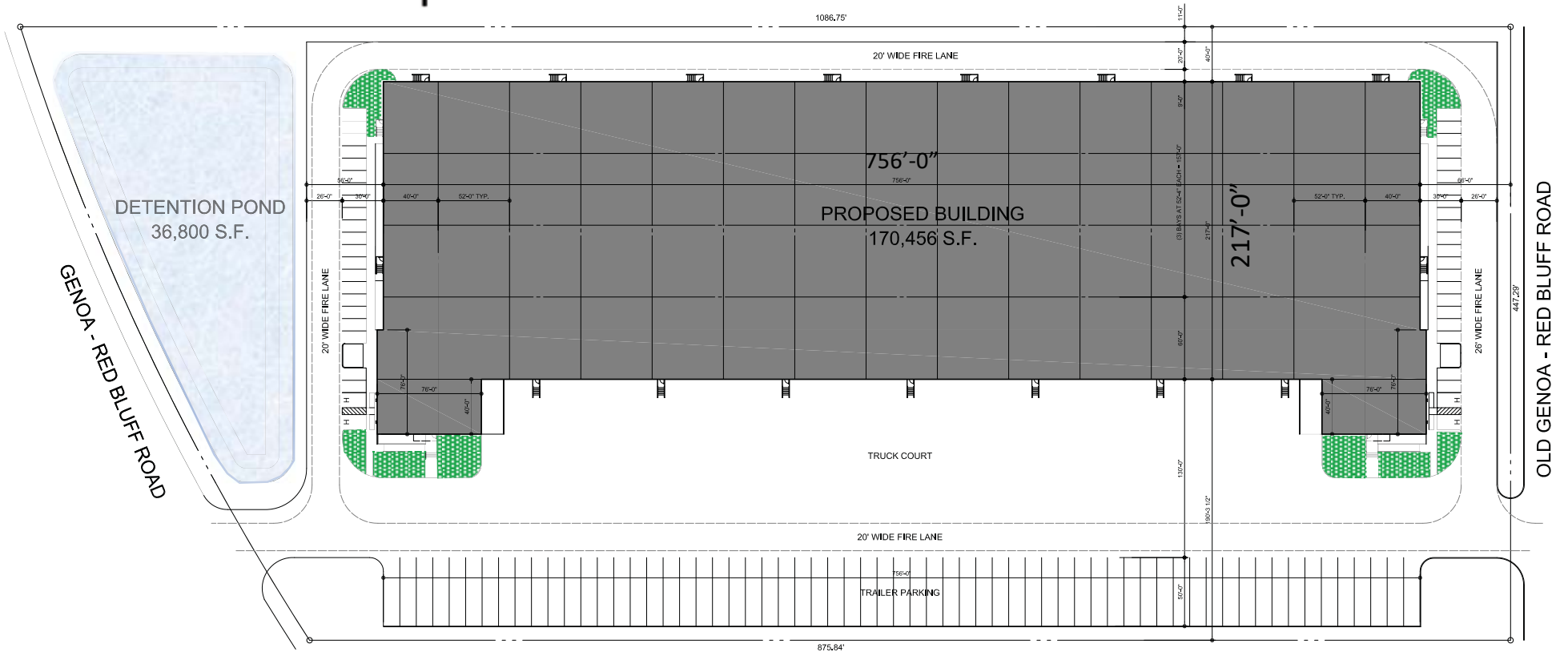
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SOUTHEAST DISTRIBUTION CENTER



BUILDING FEATURES

- Front Load Configuration
- Dock High
- 39 Over Head Doors
- 180' Truck Court
- Fully Fenced & Secured
- ESFR Sprinkler
- 52' x 60' Column Spacing
- Two (2) 14' x 16' Drive-In Ramps
- 32' Clear
- 63 Trailer Parks
- Divisible to 38,415 SF
- 217' Deep

THE SITE

- Last Mile Location
- Designated Left-Hand turn lane
- Easy access for Beltway 8 East & West
- Easy access for I-45 North & South
- Strong Workforce
- No Flooding during Harvey
- Out of the Floodplains
- Close proximity to 2 hotels and Alameda Shopping mall



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Last Mile / Petrochem Location

Southeast Distribution Center is conveniently located in between I-45 and Beltway 8. This location is ideal for serving Last Mile, Petrochemical, Hobby Airport and Port Terminals.

PROXIMITY TO SELECT LOCATIONS IN REGION

<u>DESTINATION</u>	<u>DRIVE TIME</u>
HOBBY AIRPORT	10 minutes
CLEAR LAKE	12 minutes
CHEVRON	13 minutes
BAYPORT TERMINAL	13 minutes
BARBOURS CUT TERMINAL	17 minutes
CBD	19 minutes
EXXON	23 minutes

