



SOUTHEAST
DISTRIBUTION
CENTER

730 OLD GENOA RED BLUFF | HOUSTON, TX 77034
FRONT LOAD DISTRIBUTION FACILITY 170,476 SF



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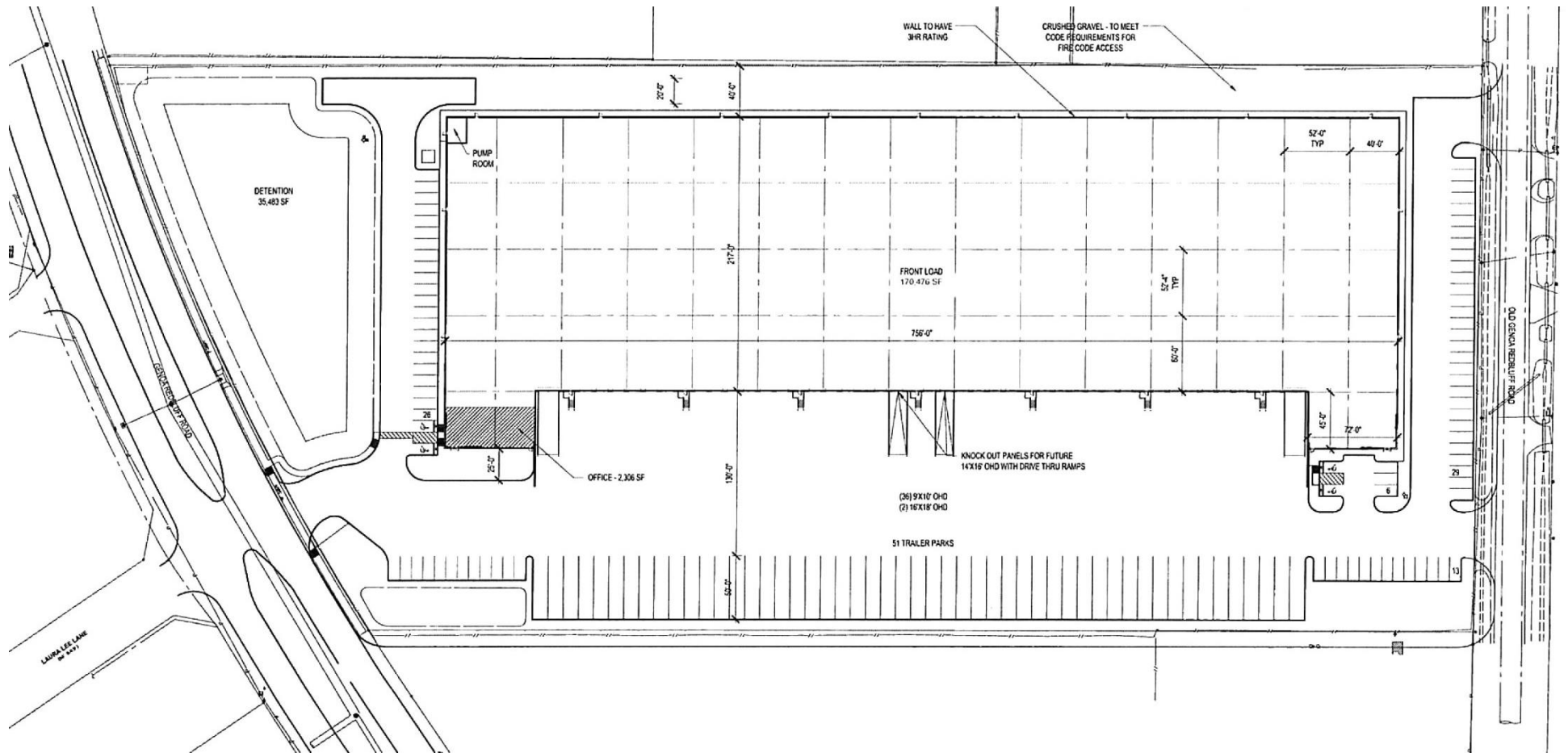
BUILDING FEATURES

- 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
- 51 Trailer Parks
- Divisible to 38,415 SF
- 217' Deep

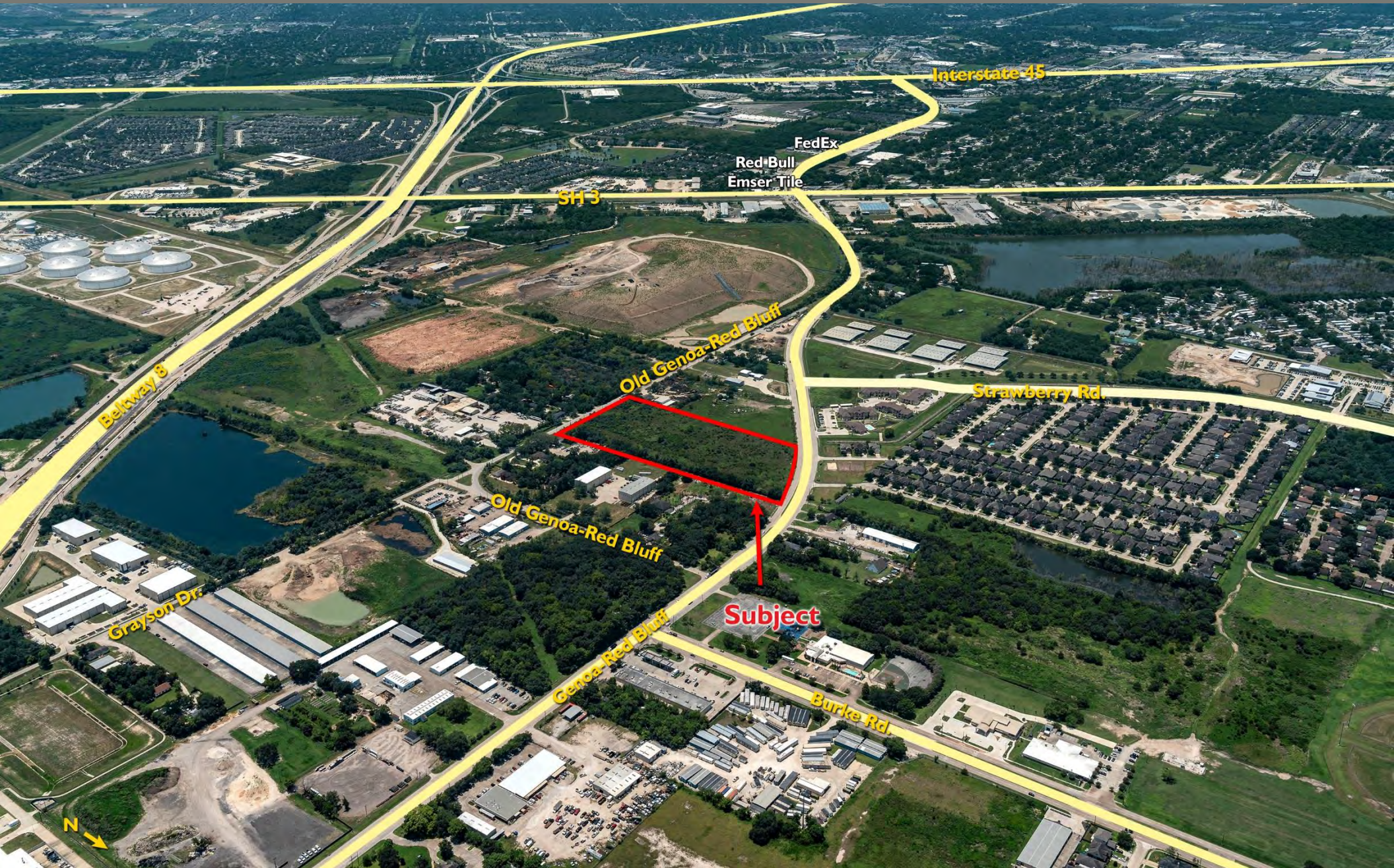
THE SITE

- 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 Almeda Shopping mall

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Barbour's
Cut

SH 146

Bayport
Terminal

Ellington
Field

Fairmont Pkwy

Burke Rd.

Genoa-Red Bluff

Grayson Dr.

Beltway 8

Old Genoa-Red Bluff

Subject

Old Genoa-Red Bluff

Strawberry Rd.





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

DESTINATION	DRIVE TIME
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

