

93 FIFTY3

CENTER POINT DRIVE

±99,201 SF Office/ Warehouse
Available for Lease



JLL

1400 Post Oak Boulevard,
Suite 1100
Houston, TX 77056

John M. Talhelm

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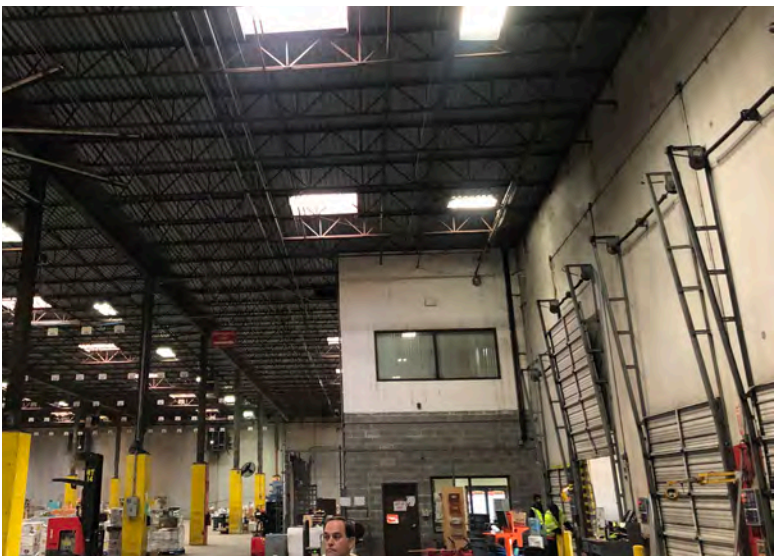
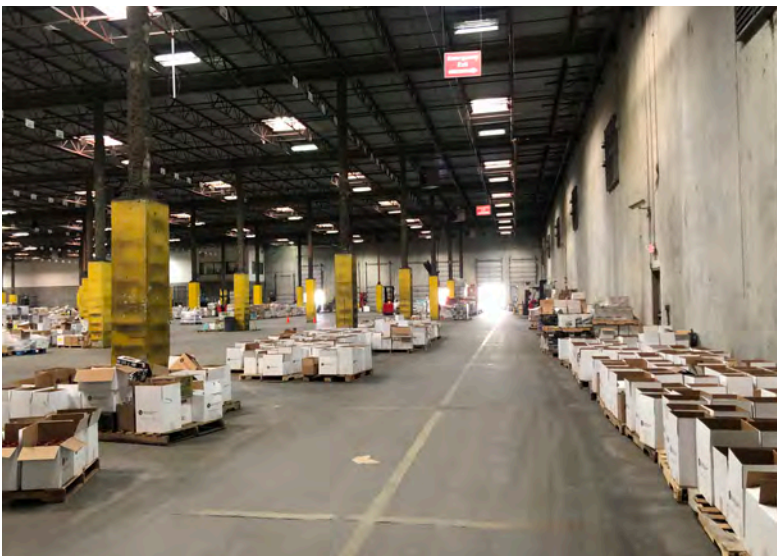


Building Features

- ±90,281 SF Warehouse
- ±8,920 SF Office
- Recessed Truck Wells
- Dock High Loading
- ESFR Sprinklers
- 30' Clear Heights
- Access at Center Point Drive
- 114 parking spaces
- Lease Rate: Contact broker

The Site

- Direct access to I-610 Loop
- City of Houston Utilities
- 1.5 miles from NRG Stadium/NRG Park
- 3.2 miles to Texas Medical Center
- Nearby restaurants and retail amenities for employees
- Strong workforce
- Out of the flood plain
- Access to all major Houston highways



CROSS POINT DRIVE

CENTER POINT DRIVE

EAST POINT DRIVE

93 FIFTY3
CENTER POINT DRIVE

LEASED

WAREHOUSE

LOADING DOCK

OFFICE

Access Ramp

Detention Pond

EXISTING PARKING IN FRONT OF NEW STAIR

SHIPPING YARD

WILL CALL YARD

EXISTING LAKE BED POINT STORAGE

EXXON EASEMENT

ADDITIONAL PARKING



GATE WITH 911 BOX

GATE WITH 911 BOX

EXISTING CHAIN LINK FENCE

RECEIVING YARD

Detention Pond

Access Ramp

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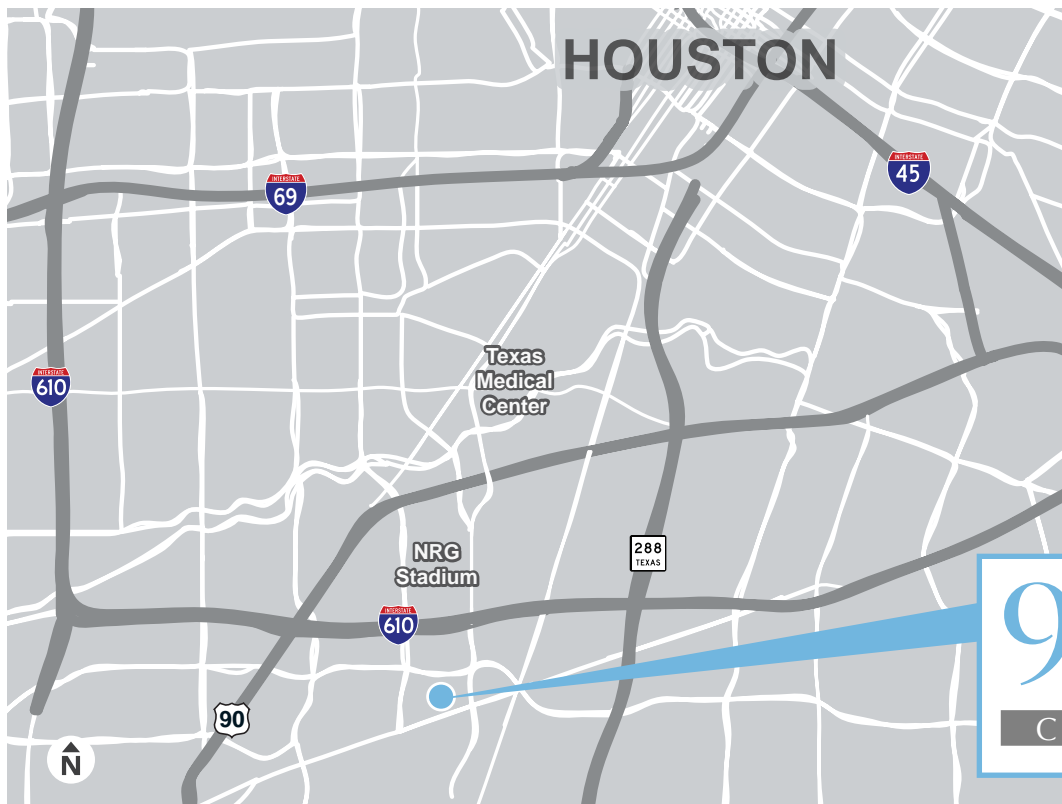
Access Ramp

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Access Ramp



Located in Houston's South submarket, 9353 Center Point Drive is the former Houston headquarters for Glazers. The facility is located 1.5 miles south of NRG Stadium/ NRG Park, as well as 3 miles from the Texas Medical Center.

In addition the facility has ingress and egress from Center Point Drive. Direct access to the I-610 Loop providing distribution to all areas of Houston.

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