



TWO NEW BUILDINGS DELIVERING JANUARY 2020

Ella Logistics Center

+500,000 SF AVAILABLE

Beltway 8 & I-45 North | Houston, Texas

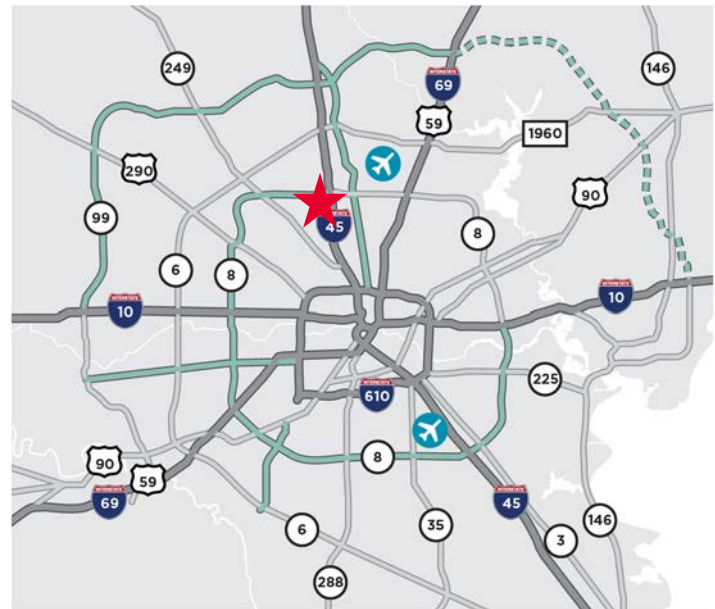
DELIVERING Q1 2020



Pinto
BUSINESS PARK

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

- 146,028 SF Rear Load Space Available
 - 32' clear height
- 358,567 SF Cross Dock Space Available
 - 36' clear height
 - Trailer parking
- ESFR sprinklers in both buildings
- 135' – 185' truck courts
- Direct access to Beltway 8 from Ella Blvd
- Convenient access to I-45
- Monument signage available



A Property of:

Hines

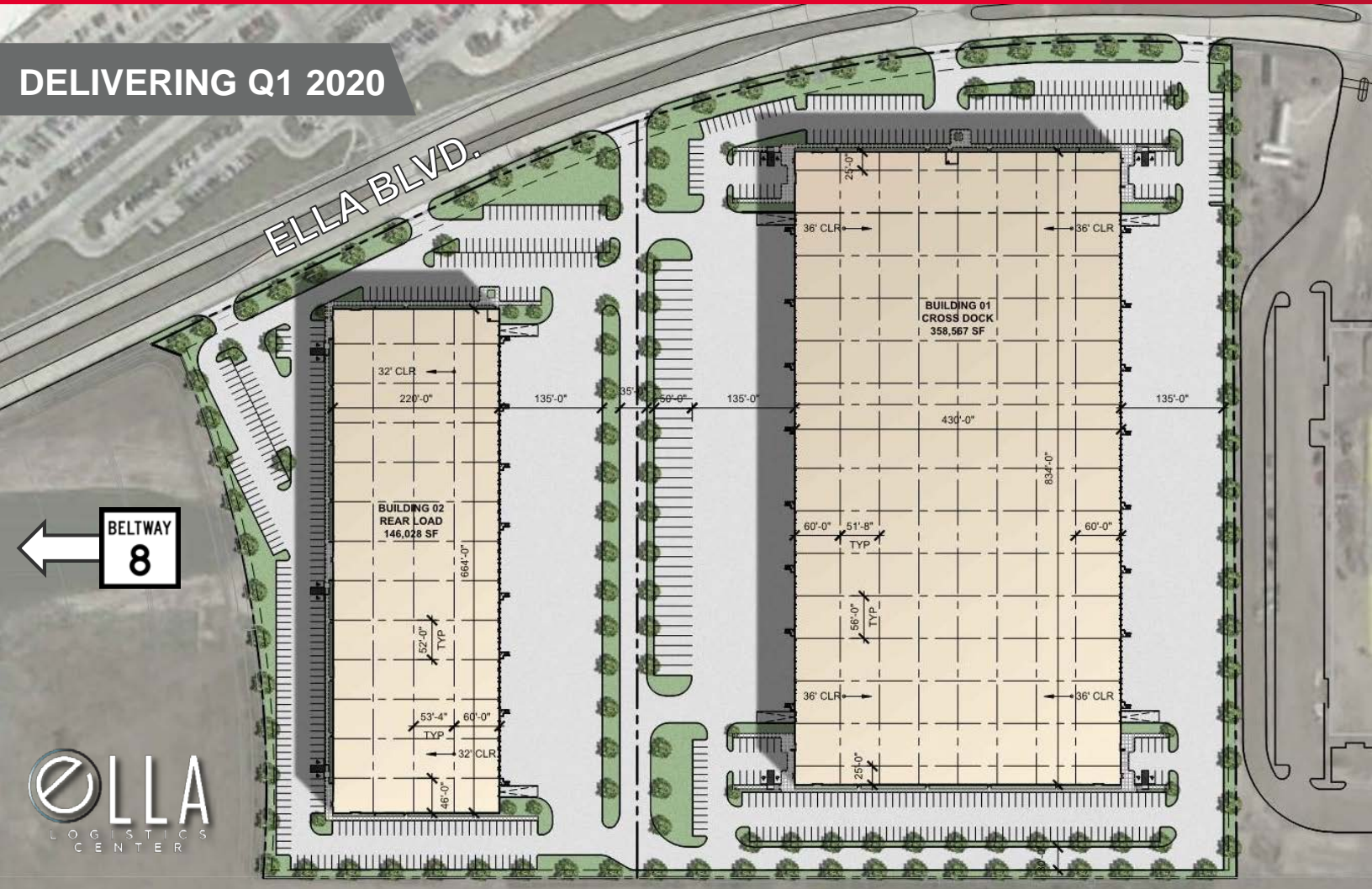
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DELIVERING Q1 2020



Bldg 2 - Rear Load

- 146,028 SF (divisible)
- 32' clear height
- 135' truck courts
- 317 car spaces
- 52' x 53'-4" column spacing
- 60' speed bays
- ESFR Sprinklers
- Monument signage available

Bldg 1 - Cross Dock

- 358,567 SF (divisible)
- 36' clear height
- 135' - 185' truck courts
- 338 car spaces
- 42 trailer spaces
- 56' x 51'-8" column spacing
- 60' speed bays
- Trailer parking
- ESFR Sprinklers
- Monument signage available

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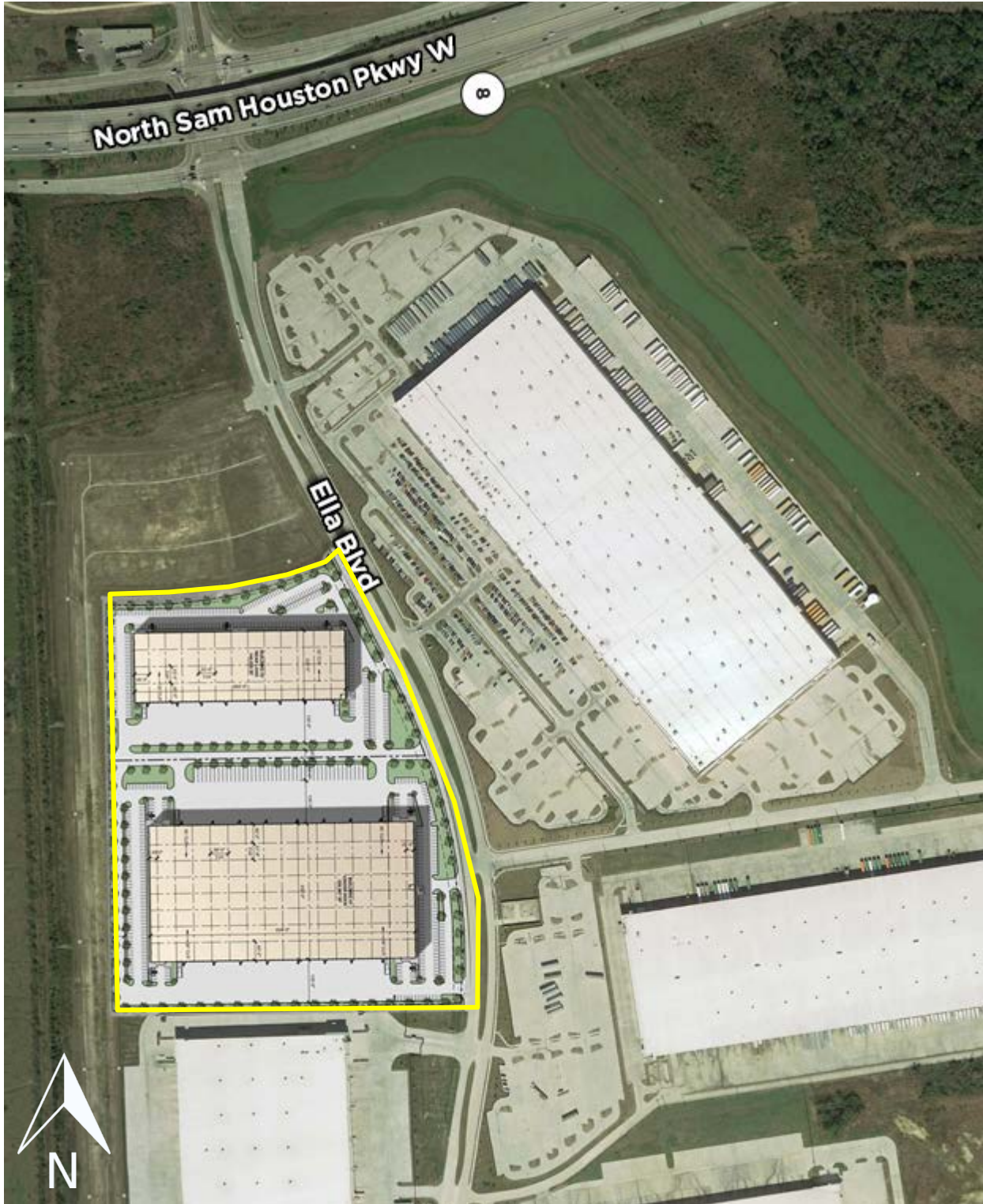


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Pinto Business Park is a dynamic community 13 miles north of downtown Houston and minutes from Bush Intercontinental Airport. This prime location makes it ideal for companies conducting business locally and around the globe.

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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