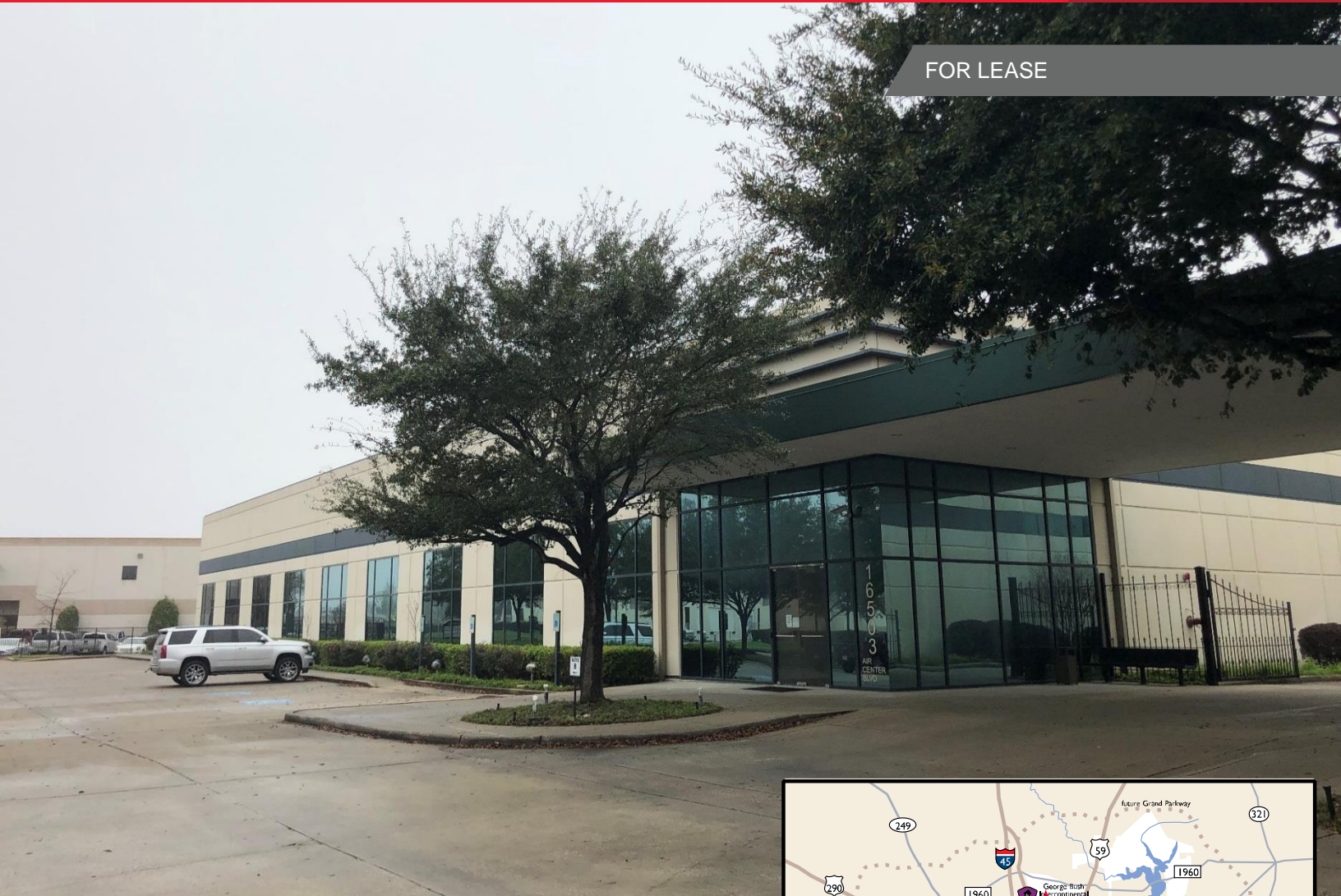
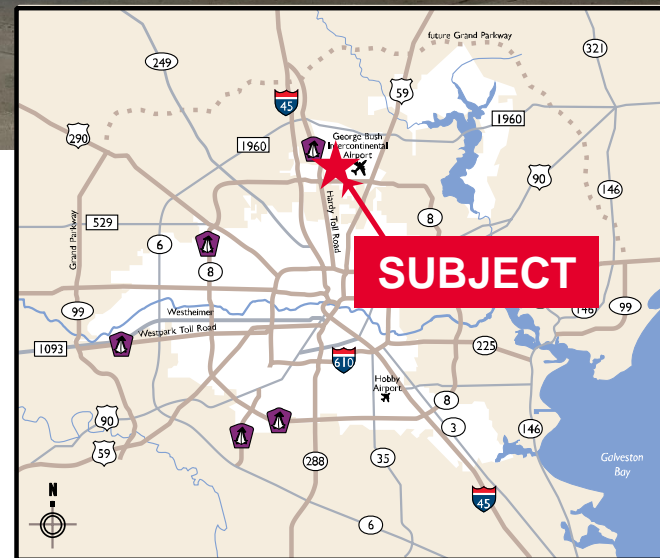


FOR LEASE



- **6,000-22,000 SF Available**
- BTS Office (Shell condition, restrooms in place)
- 100% Climate Controlled
- Two (2) Dock-High Doors with Pit Levelers and Two (2) Drive-In Ramps
- 22' Clear Height
- Fully Sprinklered
- 2 acre paved parking lot available for outside storage or additional parking (up to 11:1,000 ratio)



For more information, contact:

**Cape Bell**  
(713) 331 1750  
[cape.bell@cushwake.com](mailto:cape.bell@cushwake.com)

**Nathan Wynne**  
(713) 345-1431  
[nathan.wynne@cushwake.com](mailto:nathan.wynne@cushwake.com)

1330 Post Oak Boulevard  
Suite 2700  
Houston, TX 77056

[cushmanwakefield.com](http://cushmanwakefield.com)

- 110' Truck Courts
- 3 phase, 480V electrical
- High and dry during Hurricane Harvey (outside 100 and 500 year flood plain)
- Fiber cable available for high speed internet
- Low MUD tax rate (0.33)
- Located in Central Green Business Park with close proximity to IAH and excellent access to Hardy Toll Road, I-45, and Beltway 8.
- Entrance and Exit the property via Air Center Blvd or Central Green Parkway
- Drive Times During Rush Hour
  - 17 minutes to Woodlands (Rayford/Sawdust Exit)
  - 10 minutes to Airport Terminals
  - 18 minutes to I-45 & 610 intersection



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