

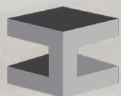
AVAILABLE FOR LEASE

DELIVERING Q1 2019

Colliers
INTERNATIONAL

VICTORY COMMERCE CENTER

2851 E. PASADENA BLVD, DEER PARK, TX 77536



CROW HOLDINGS
INDUSTRIAL

Photo taken 11/19/18



VICTORY COMMERCE CENTER

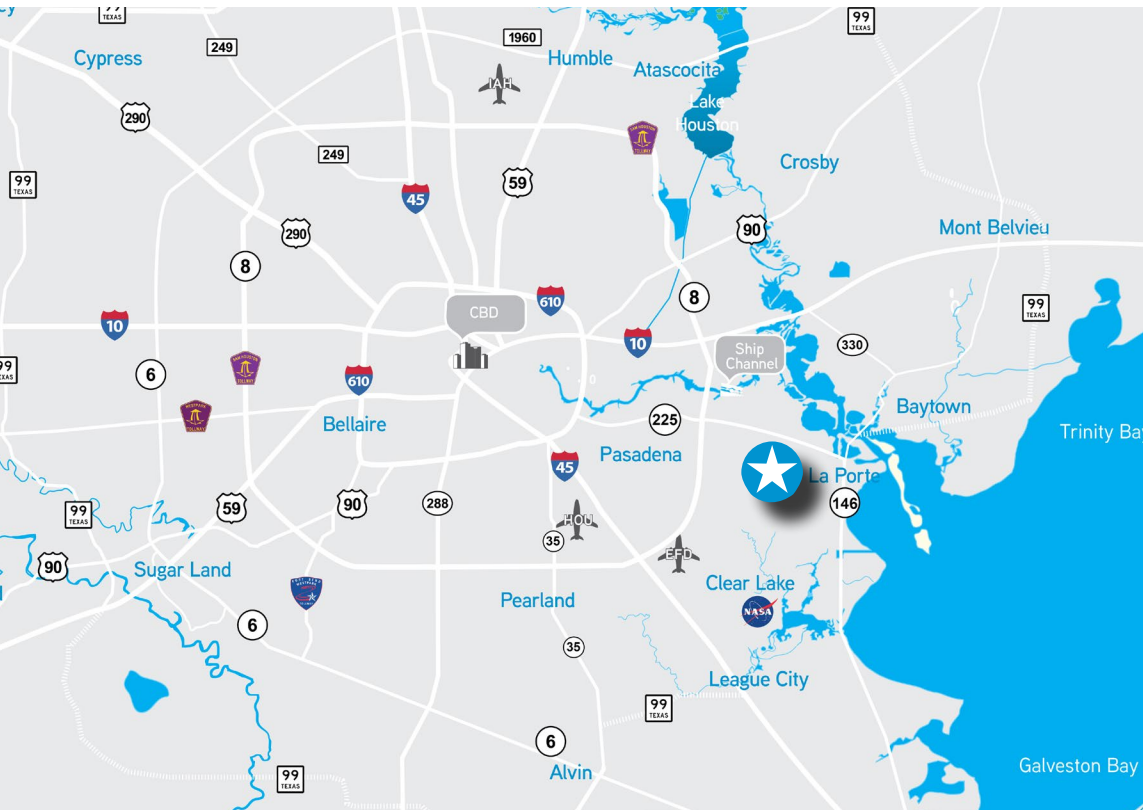
Brand new strategically located in the heart of Houston's Port Submarket, **VICTORY COMMERCE CENTER** provides an excellent location for an industrial distribution user with easy access for employees, suppliers and customers.

PROPERTY DESCRIPTION

- > 349,050 SF cross dock
- > 32' Clear height
- > Building dimensions: 450' x 733'
- > Column spacing: 52' x 55' with 60' staging bays
- > ESFR sprinkler system
- > ± 1 Acre available for outdoor storage/truck parking

PARKING & LOADING DETAILS:

- > 74 Dock high & 2 with ramps
- > 98 Trailer parks
- > 256 Car parks
- > Full concrete truck courts with circulation drive
- > 185' Truck courts



9.9 Miles

TO I-10 VIA
HWY 225 TO BELTWAY 8

5.0 Miles

TO BELTWAY 8 VIA
SPENCER HWY

5.9 Miles

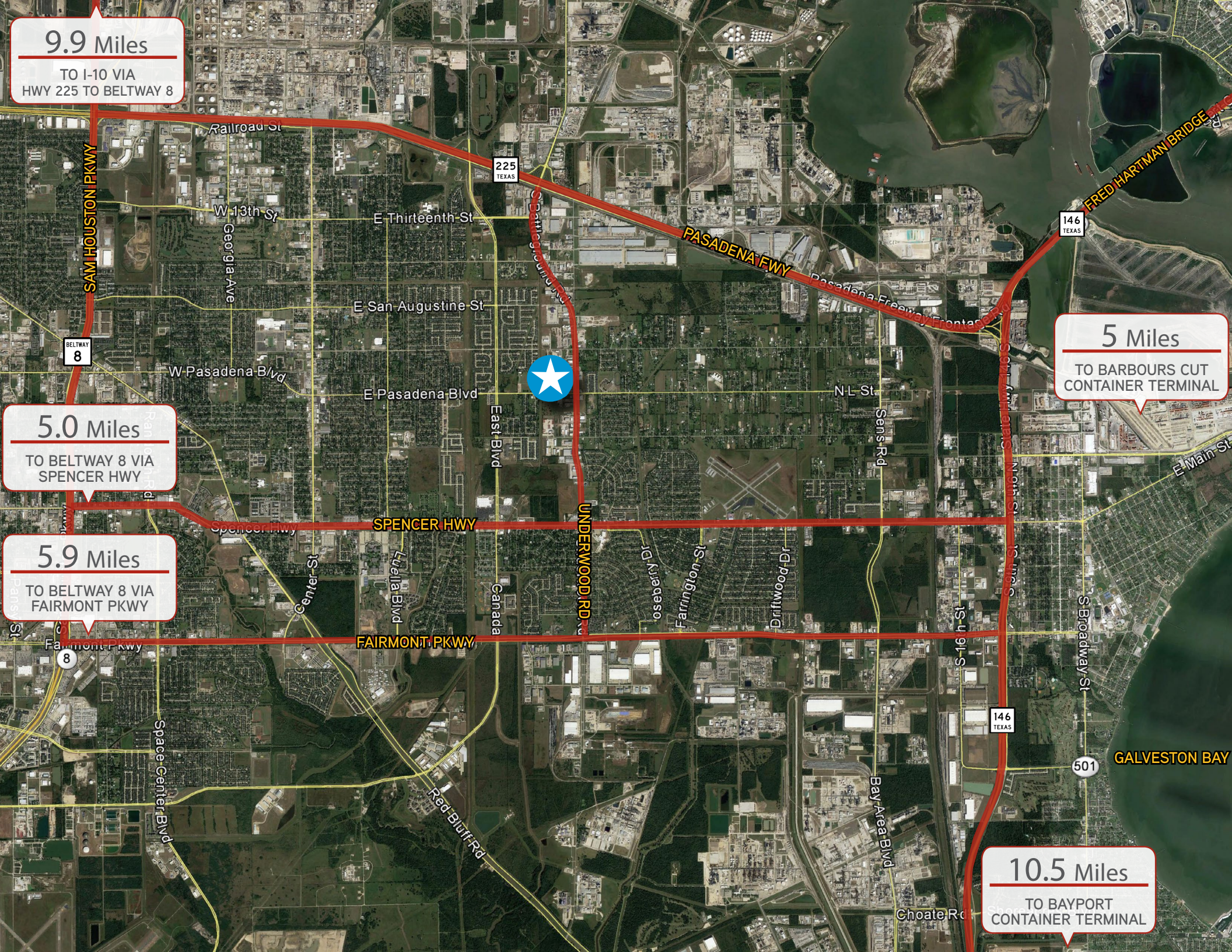
TO BELTWAY 8 VIA
FAIRMONT PKWY

5 Miles

TO BARBOURS CUT
CONTAINER TERMINAL

10.5 Miles

TO BAYPORT
CONTAINER TERMINAL



Distances to Major Thoroughfares

5.0 Miles to Beltway 8 via Spencer Hwy

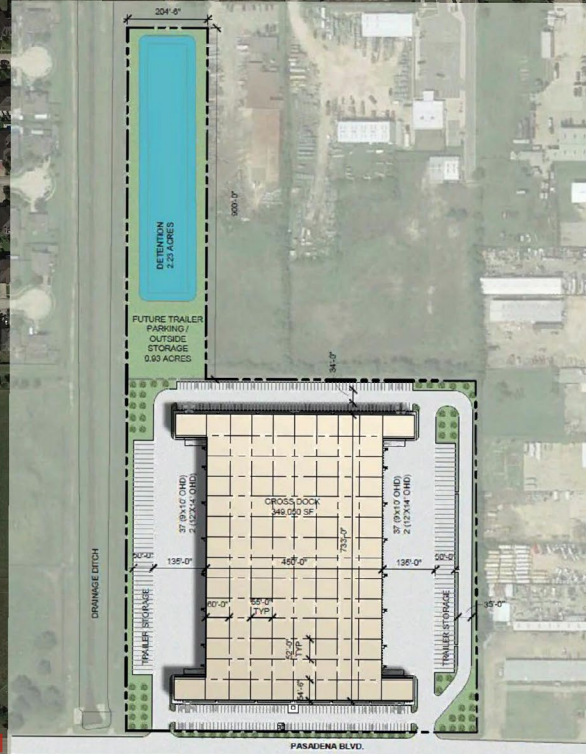
2.0 Miles to Hwy 225 via Underwood

4.7 Miles to Hwy 146 via Spencer Hwy

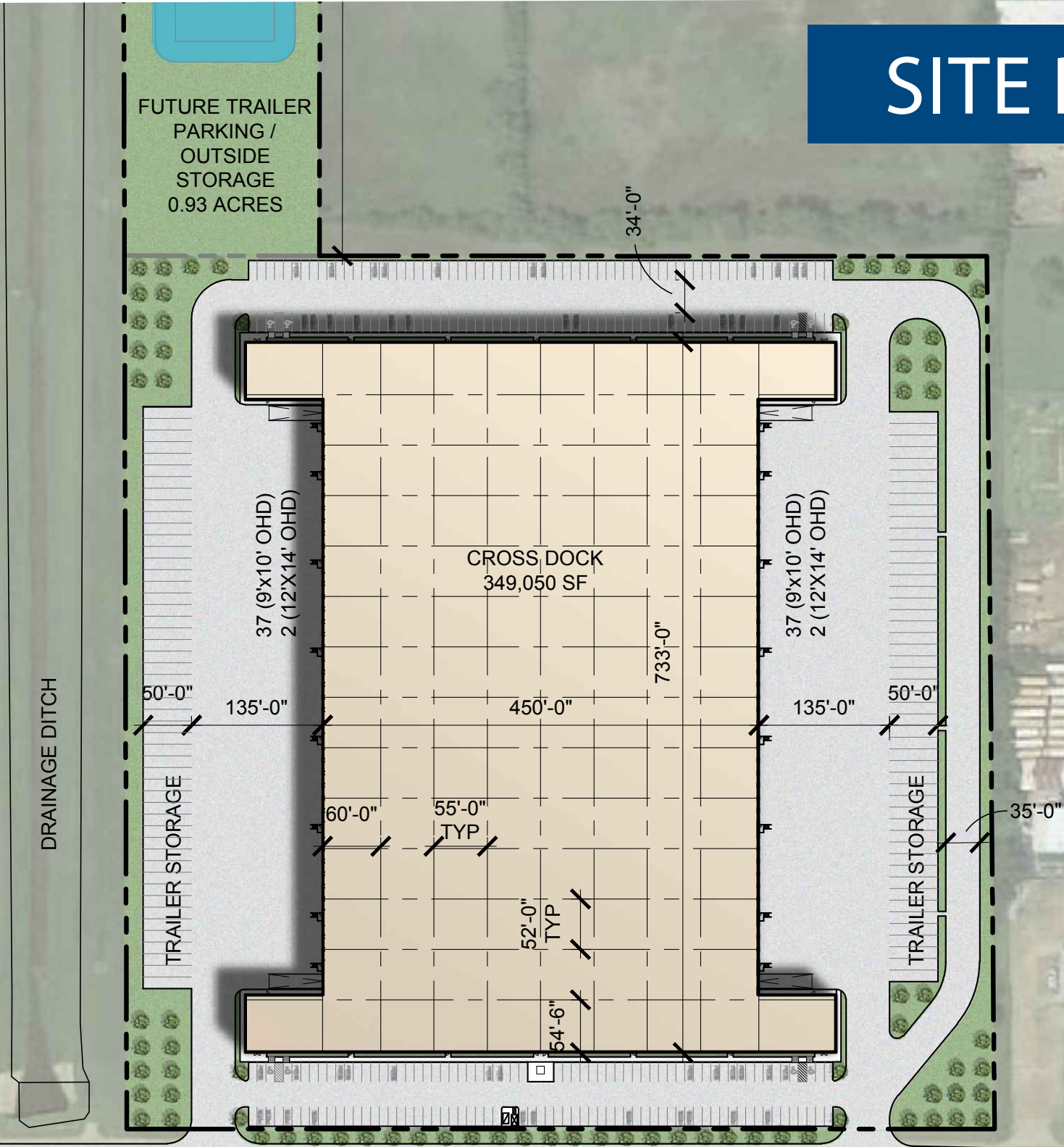
EAST BLVD

PASADENA BLVD

UNDERWOOD RD



SITE PLAN



PASADENA BLVD.

JON LINDENBERGER, CCIM, SIOR
+1 713 830 2163
jon.lindenberg@colliers.com

WALTER MENUET
+1 713 830 2169
walter.menuet@colliers.com

PAUL J. DOMINIQUE
+1 713 830 2158
paul.dominique@colliers.com



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