

505

PARK 505 AT HARDY

505 ALDINE BENDER RD | HOUSTON, TX 77060



FOR SALE OR LEASE **534,000 SF**



2Q 2021 DELIVERY

PROPERTY HIGHLIGHTS

Building Size: 534,065 SF (Divisible)

Site Area: 40.7 Acres

Clear Height: 36'

Loading: Cross Dock

Spec Office: 4,049 SF

Sprinklers: ESFR

Dock Doors: (133) 9' x 10' Dock High Doors

Ramps: (4) 12' x 14' Dock Doors with Ramp

Auto Parking: 209 (Up to 301)

Trailer Parking: 118 (Up to 172)

Truck Court: 130' -180'

Outside Storage: 1.17 AC (May be Converted to Additional Auto or Trailer Parking)

Power: 4,000 AMPS

Building Depth: 414'

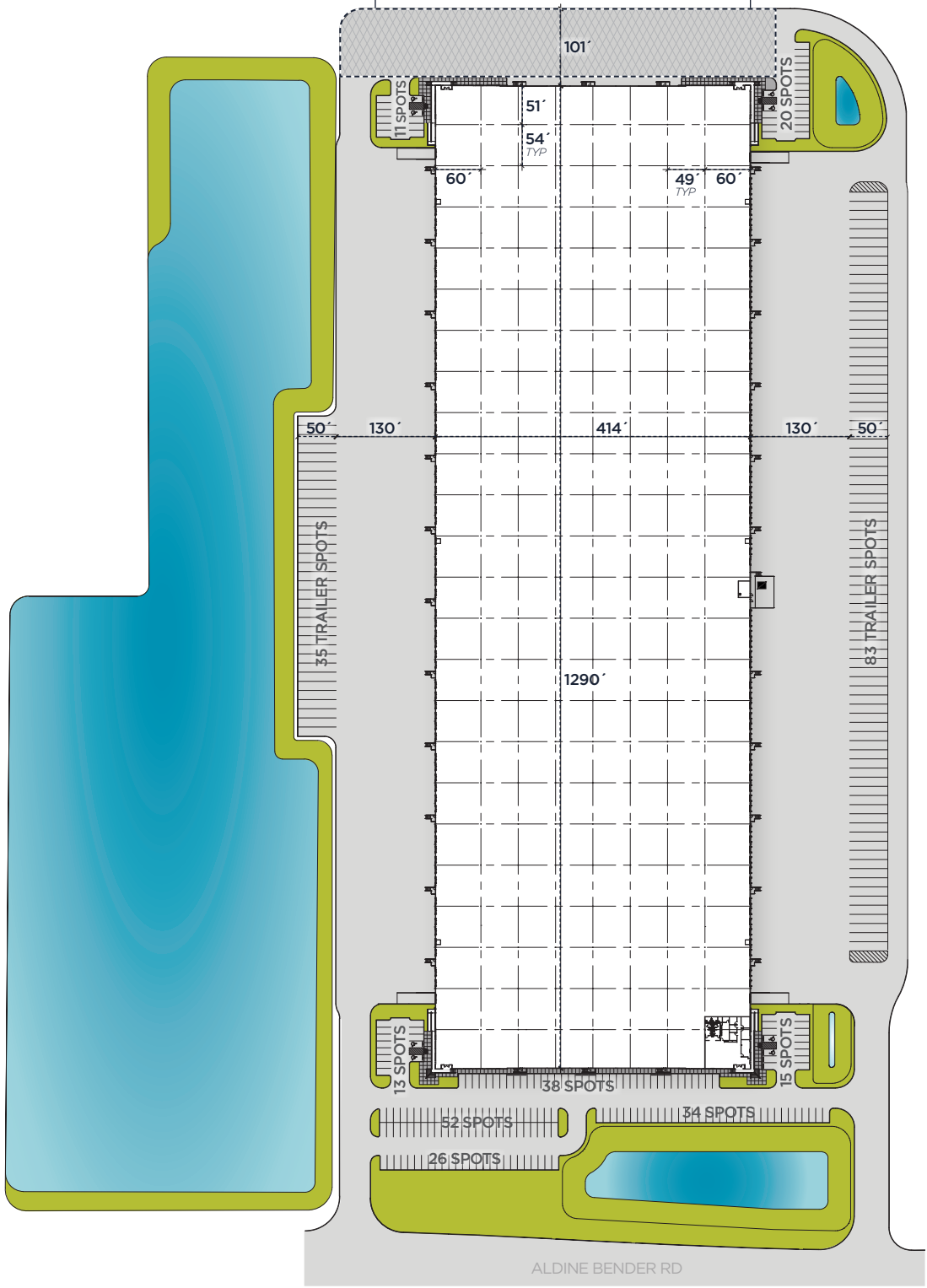
Dock Levelers: (6) Mechanical Dock Levelers

Incentives: Located in Opportunity Zone



2Q 2021
DELIVERY

OUTSIDE STORAGE AREA - 1.17 AC (51,188 SF)
(CAN BE CONVERTED TO PARKING)

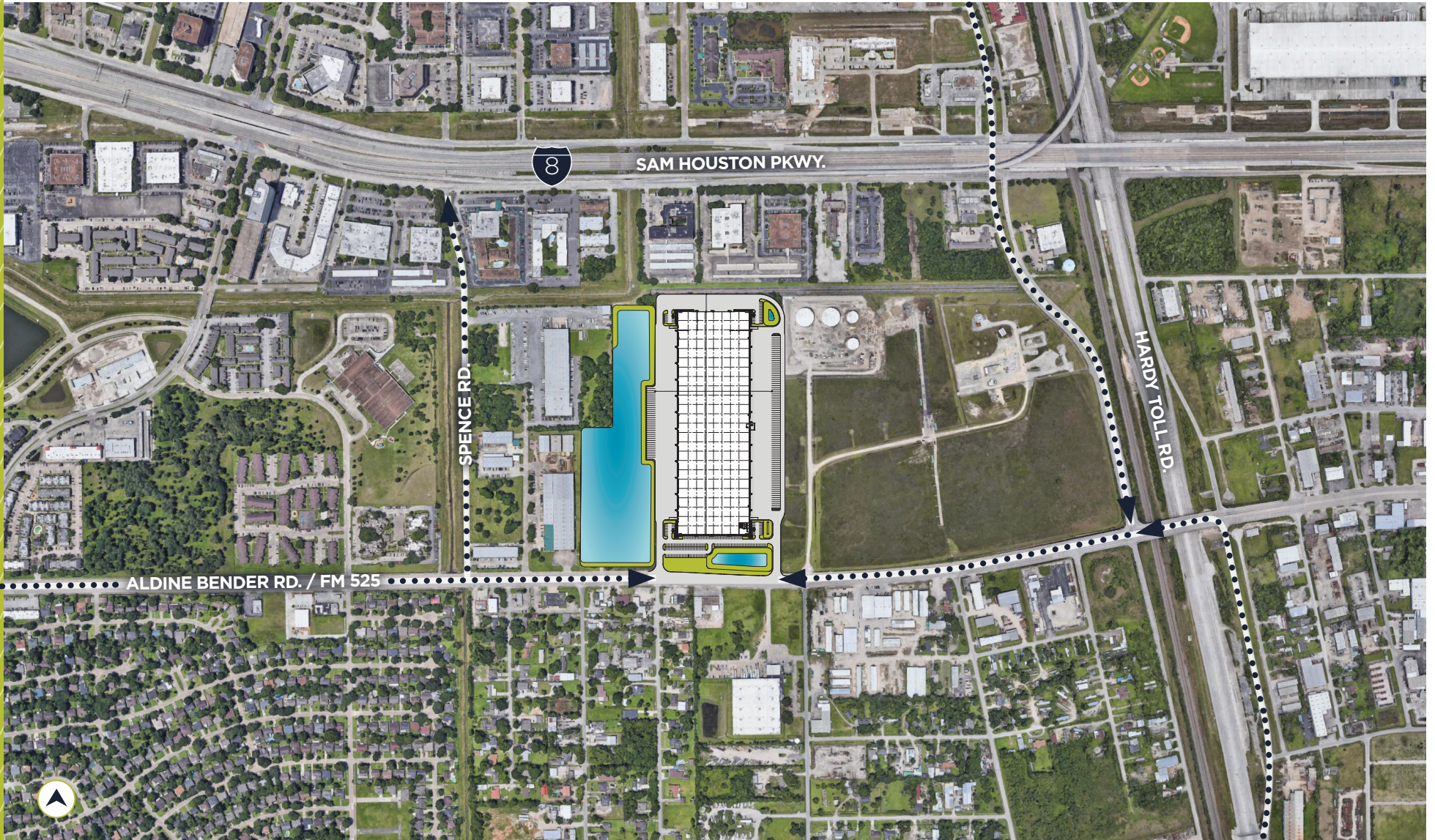


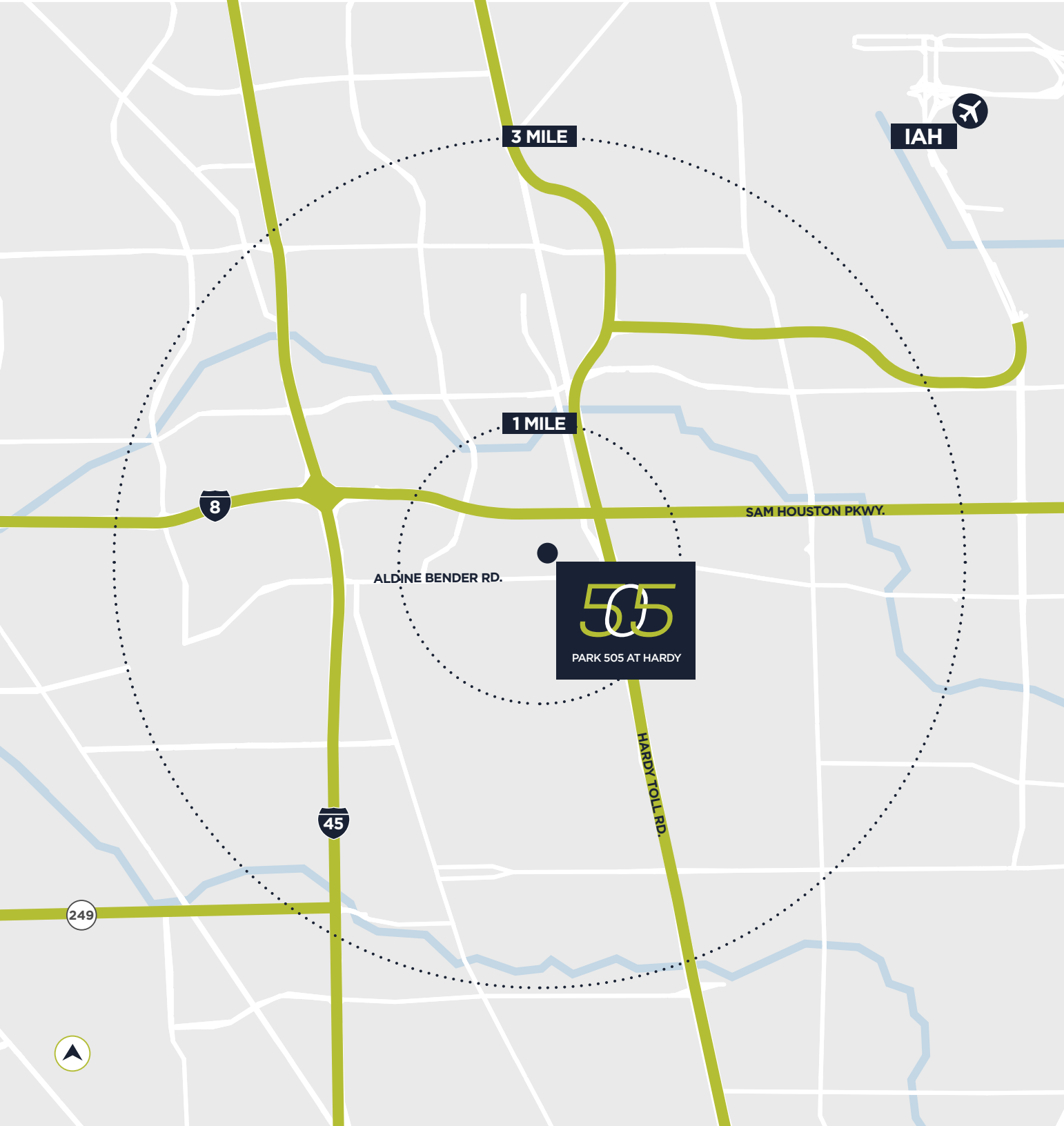
SITE PLAN

534,000 SF

PRIME LOCATION NORTH HOUSTON

Conveniently located in North Houston just south of Beltway 8 in between I-45 and the Hardy Toll Rd. The site provides easy access to major thoroughfares allowing for quick access to IAH.





0.5 MILES
TO HARDY TOLL RD

0.7 MILES
TO BELTWAY 8

1.3 MILES
TO INTERSTATE 45

6.5 MILES
TO IAH

14 MILES
TO CITY CBD

CONTACT INFORMATION

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