

FOR SALE OR LEASE 534,000 SF







2Q 2021 DELIVERY

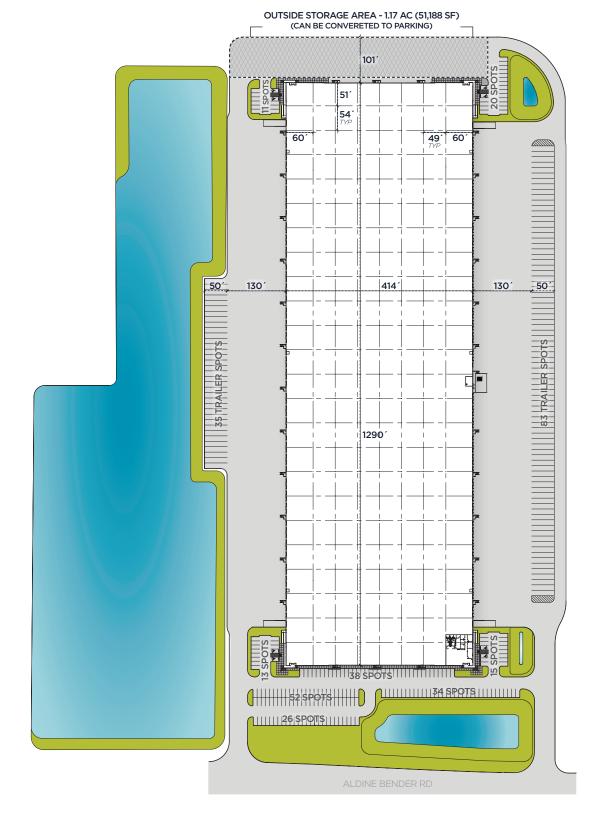


PROPERTY HIGHLIGHTS

| 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 |





SITE PLAN **534,000 SF**

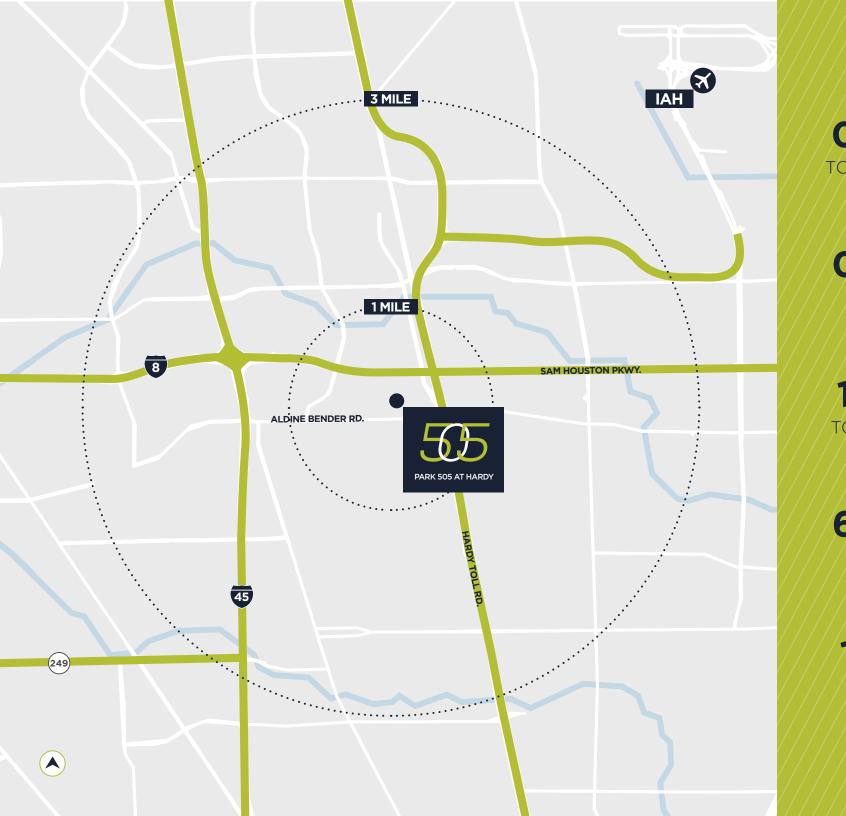




PRIME LOCATION NORTH HOUSTON

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.





O.5 MILES
TO HARDY TOLL RD

O.7 MILES
TO BELTWAY 8

1.3 MILES
TO INTERSTATE 45

6.5 MILES

14 MILES
TO CITY CBD

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