

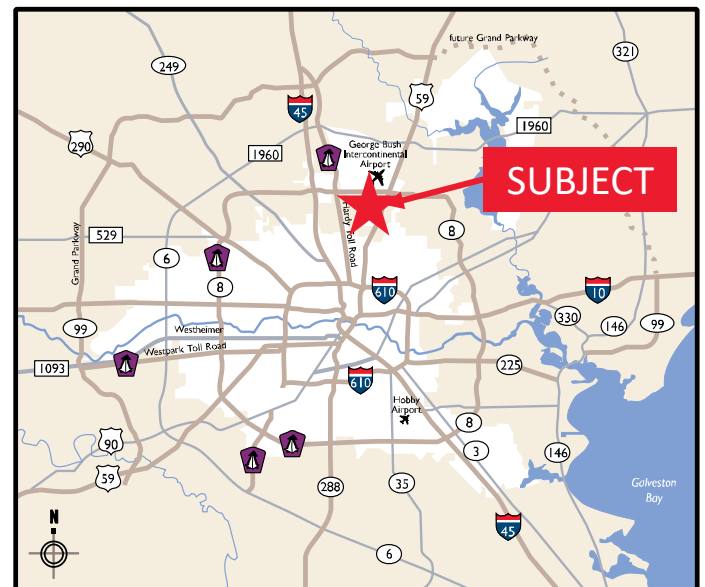
FOR LEASE OR SALE

BUILDING COMPLETE APRIL 2020



Located in a 150-acre, master-planned, deed-restricted, corporate park in the North Houston Submarket, just off Beltway 8 and JFK Blvd.

- **60,000 SF DISTRIBUTION BUILDING**
- Dock-high, rear-load distribution space
- ESFR sprinkler system
- 32' clear height
- 200' building depth
- 130' truck court
- 15 dock high door/2 ramp doors
- Tiltwall concrete construction
- 50' X 54' column spacing
- Can be subdivided
- Double Freeport Tax Exemption
- 800 amp power
- Opportunity Zone Building
- For sale \$95 p.s.f. or for lease \$0.55 net rent



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