

FOR LEASE

Lockwood Industrial Park
1040 Lockwood - Houston, TX 77020

CBD

Lockwood Dr.



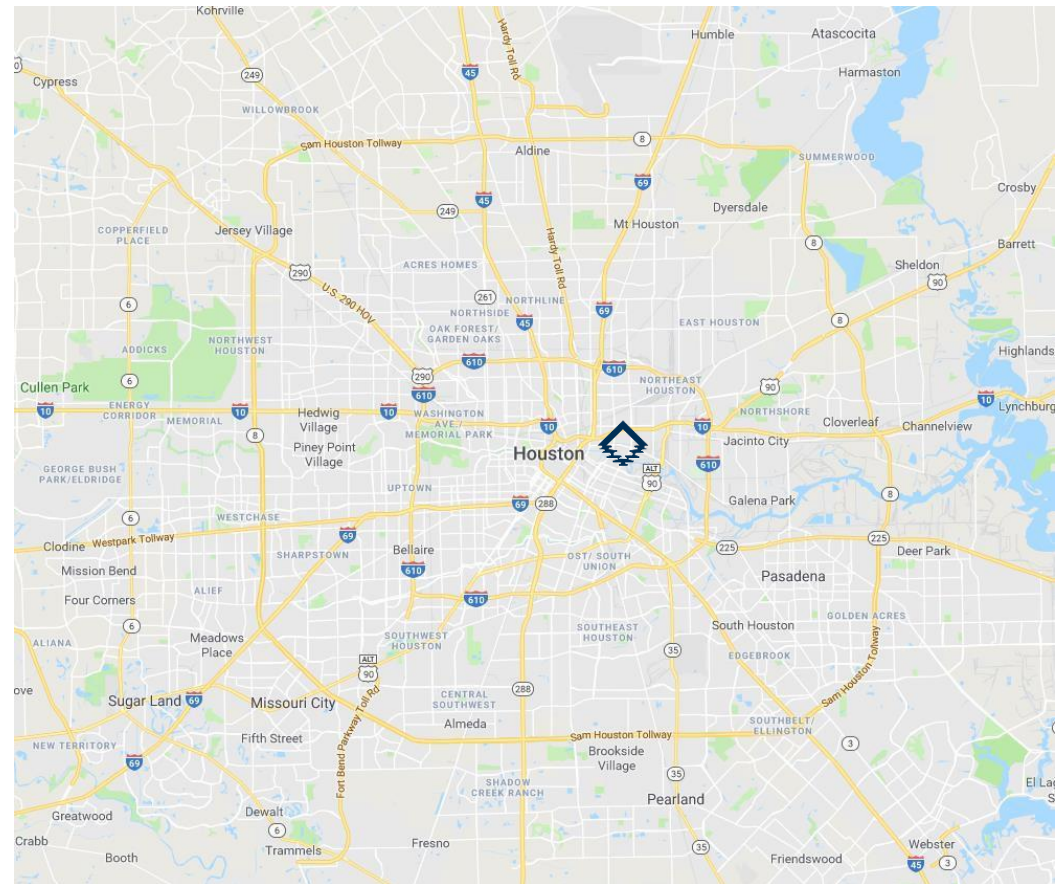
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Lockwood Industrial Park
1040 Lockwood - Houston, TX 77020

PROPERTY HIGHLIGHTS

118,849 SF (Divisible)

- 22,739 - 118,849 SF Total Building Area (Divisible)
- 6,896 SF Office Space
- Easy access to I-10 and I-69
- Located just East of Downtown
- Conditioned Warehouse
- 18' Clear Height
- 20 Dock Doors
- 13 Rail Served Rear Loading Doors



Jason Dillee

jason.dillee@cushwake.com

Direct: 713-345-1432

Mobile: 832-741-0733



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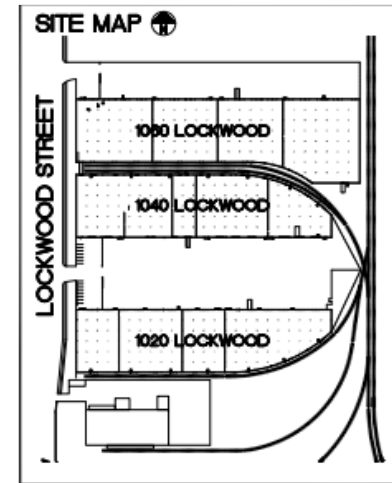
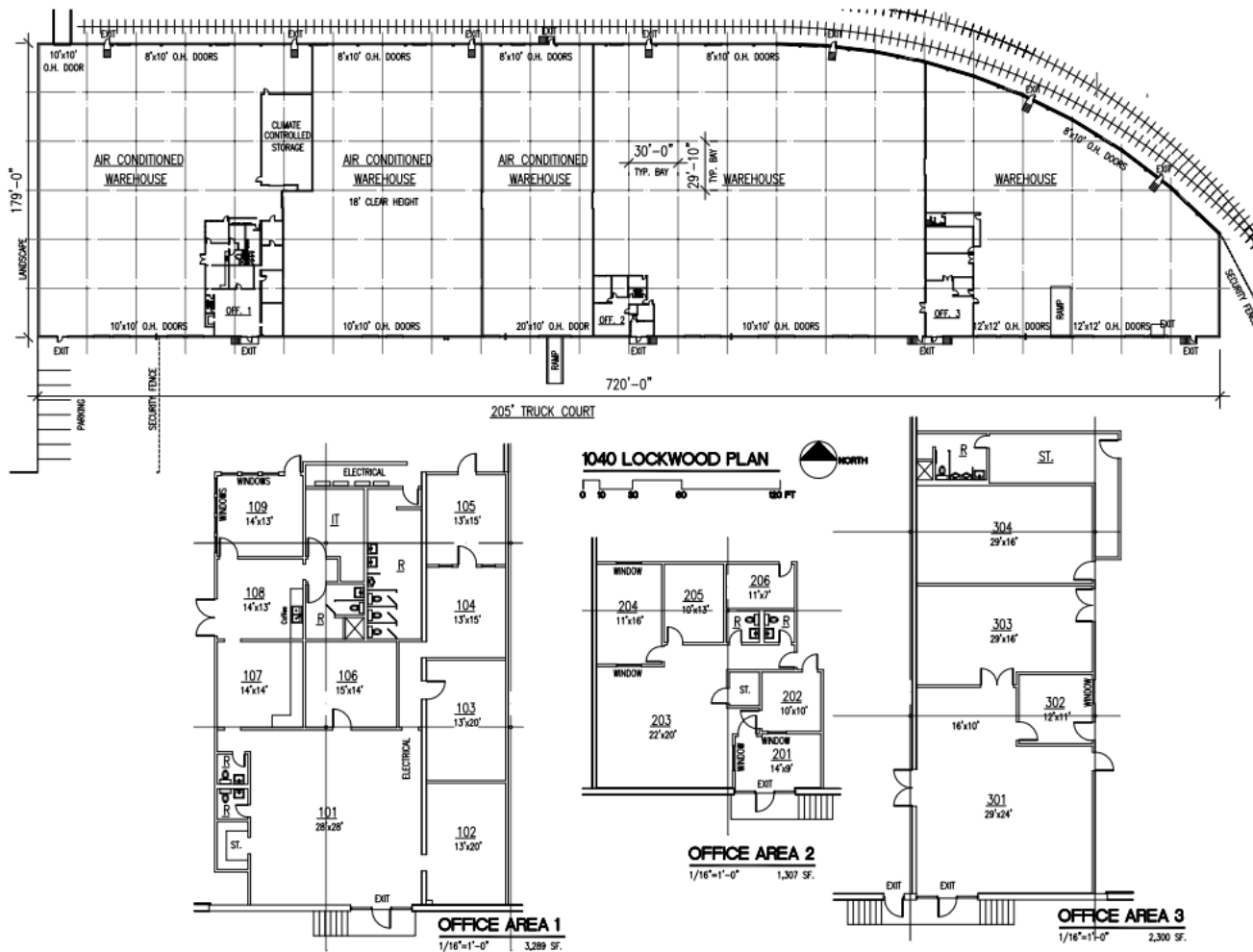


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Lockwood Industrial Park
1040 Lockwood - Houston, TX 77020

SITE PLAN

118,849 SF



1040 LOCKWOOD DRIVE
HOUSTON, TEXAS 77020

BUILDING SUMMARY

OFFICE AREA :	8,896 SQ. FT. (83)
WAREHOUSE :	11,965 SQ. FT. (943)
TOTAL AREA:	118,849 SQ. FT.

BUILDII

- MASTER PLAN
- (20) DOCK HI
- (13) RAIL BEFF
- 18' CLEAR HE
- EASY ACCESS TO I-10 AND I-99
- SECURITY LIGHTING
- ALL CONCRETE PAVING



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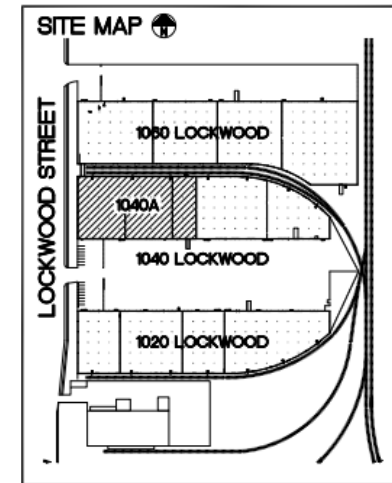
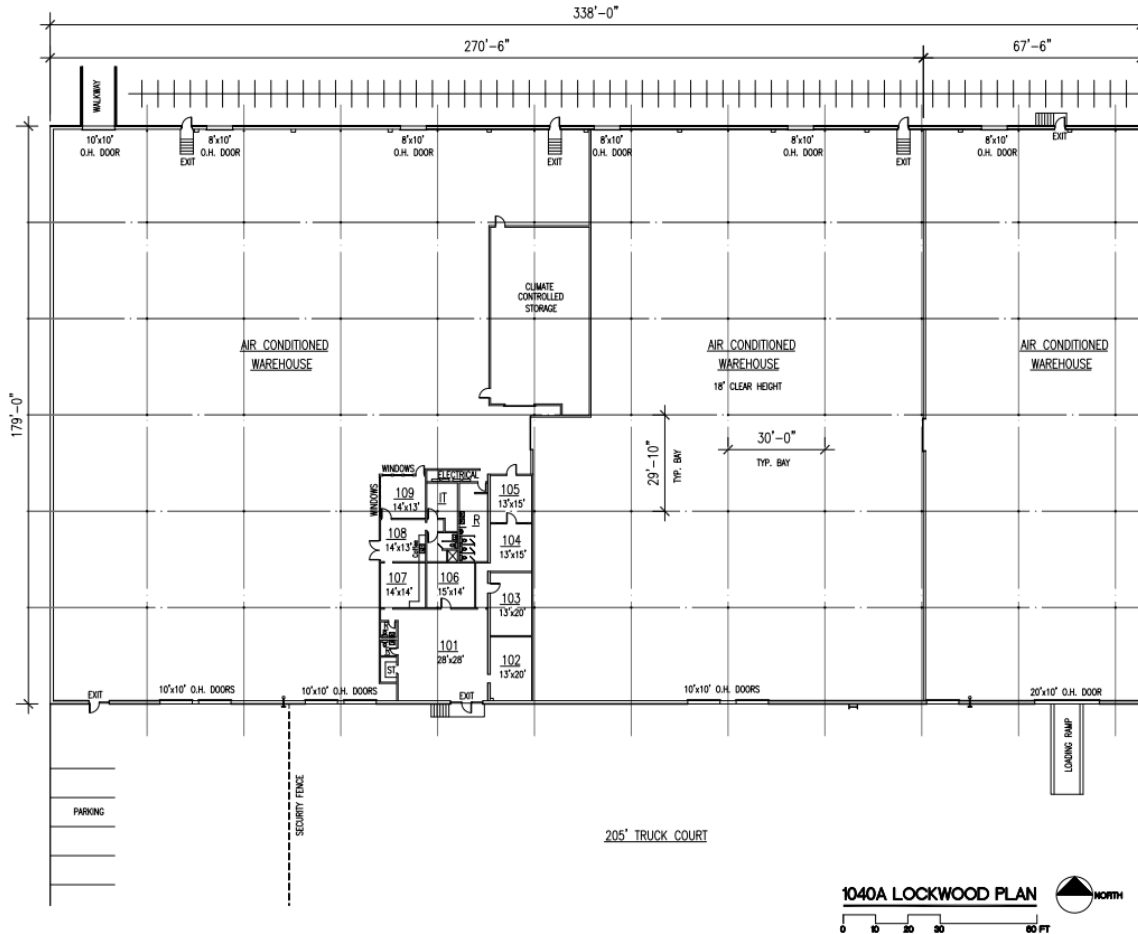


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Lockwood Industrial Park
1040 Lockwood - Houston, TX 77020

SITEPLAN

60,354 SF



1040A LOCKWOOD DRIVE
HOUSTON, TEXAS 77020

BUILDING SUMMARY

OFFICE AREA :	3,289 SQ. FT. (5%)
WAREHOUSE :	57,065 SQ. FT. (95%)
TOTAL AREA:	60,354 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- (8) DOCK HIGH LOADING DOORS
- (6) RAIL BERVED REAR LOADING DOORS
- 18' CLEAR HEIGHT
- EASY ACCESS TO I-10 AND I-89
- SECURITY LIGHTING
- ALL CONCRETE PAVING



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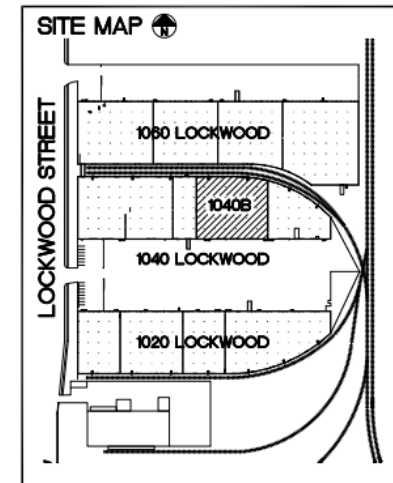
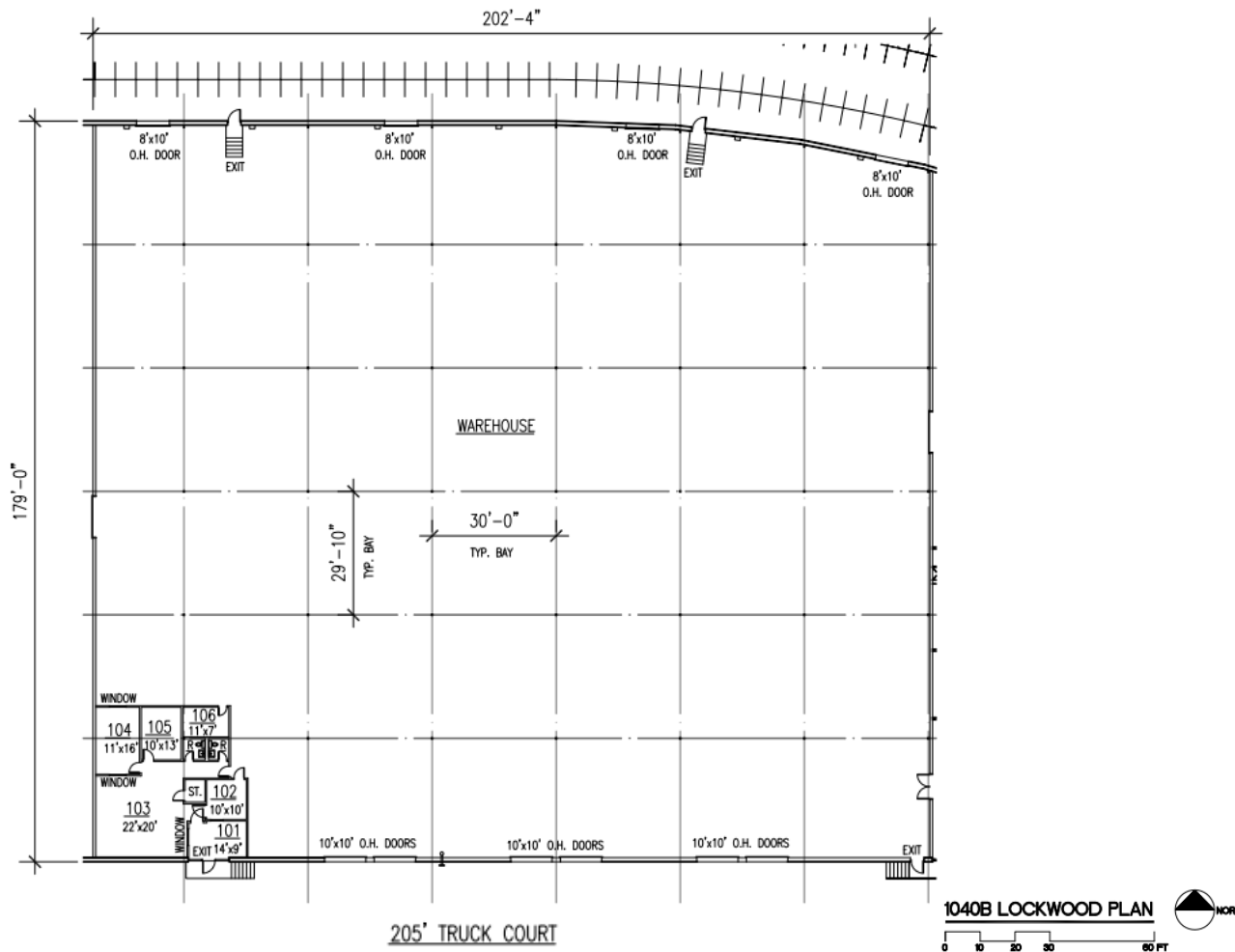


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Lockwood Industrial Park
1040 Lockwood - Houston, TX 77020

SITE PLAN

35,756 SF



1040B LOCKWOOD DRIVE
HOUSTON, TEXAS 77020

BUILDING SUMMARY

OFFICE AREA :	1,307 SQ. FT. (4%)
WAREHOUSE :	34,449 SQ. FT. (96%)
TOTAL AREA:	35,756 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- (6) DOCK HIGH LOADING DOORS
- (4) RAIL SERVED REAR LOADING DOORS
- 18' CLEAR HEIGHT
- EASY ACCESS TO I-10 AND I-69
- SECURITY LIGHTING
- ALL CONCRETE PAVING



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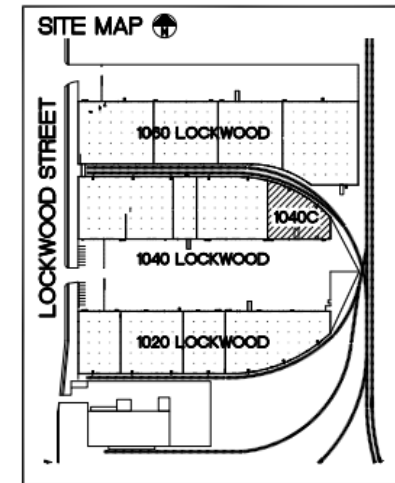
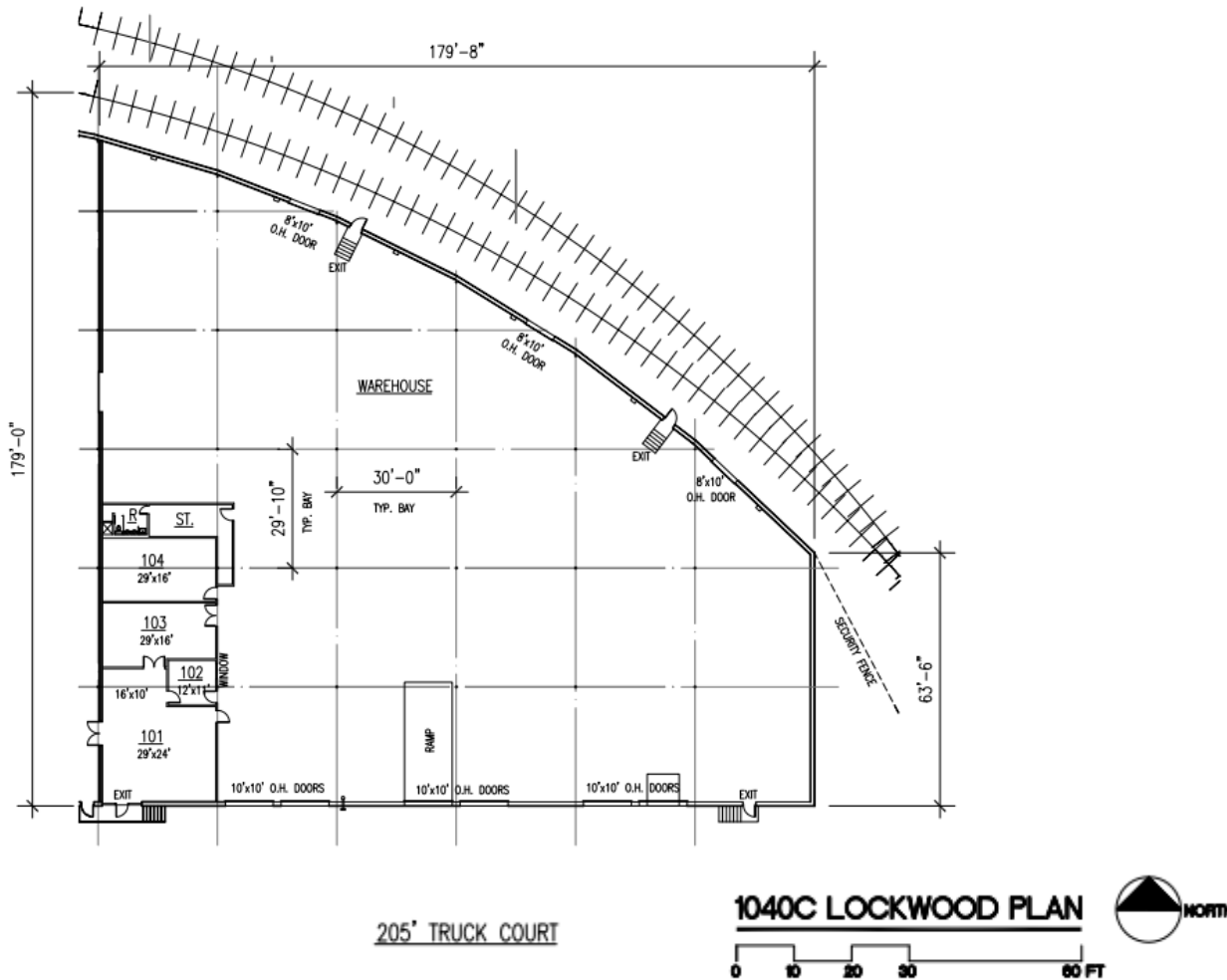


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Lockwood Industrial Park
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SITEPLAN

22,739 SF



1040C LOCKWOOD DRIVE
HOUSTON, TEXAS 77020

BUILDING SUMMARY

OFFICE AREA :	2,300 SQ. FT. (10%)
WAREHOUSE :	20,439 SQ. FT. (90%)
TOTAL AREA:	22,739 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- (6) DOCK HIGH LOADING DOORS
- (3) RAIL SERVED REAR LOADING DOORS
- 18' CLEAR HEIGHT
- EASY ACCESS TO I-10 AND I-69
- SECURITY LIGHTING
- ALL CONCRETE PAVING



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