



91,432 SF - 238,231 SF | NEW CLASS A DISTRIBUTION BUILDING FOR LEASE OR SALE

SOUTHWEST COMMERCE CENTER

611 S. CRAVENS ROAD | MISSOURI CITY, TEXAS

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STRATEGIC LOCATION AT HIGHWAY 90 AND BELTWAY 8

AERIAL MAP



CONTACT

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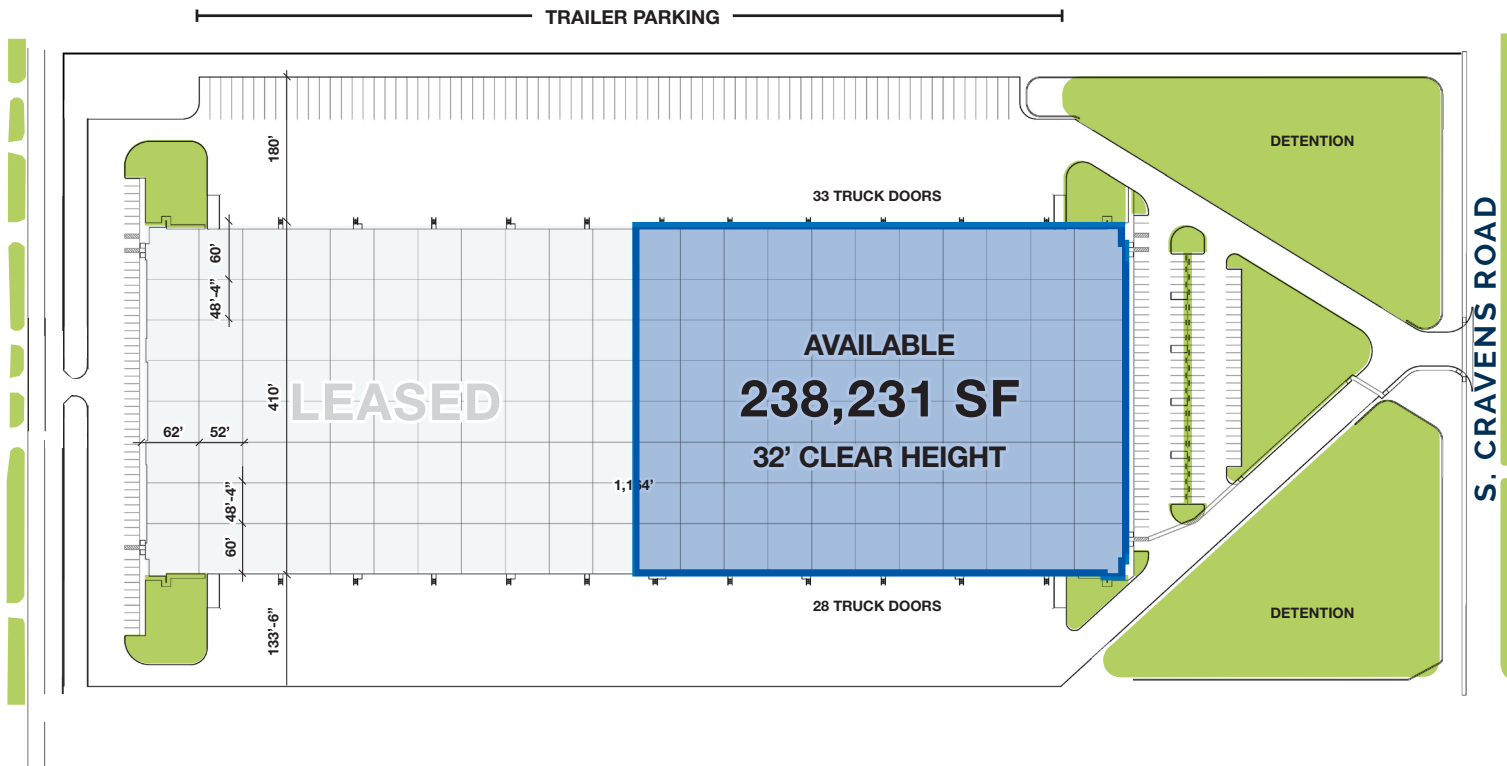
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SITE PLAN | FLOOR PLAN



- 238,231 SF total space available
- Can be divide
- Cross dock (410' deep)
- 61 Total dock doors with 2 ramps
- 32' Clear height
- Trailer storage available
- Abundant parking
- 60' High speed bays
- ESFR
- LED Lighting in the warehouse

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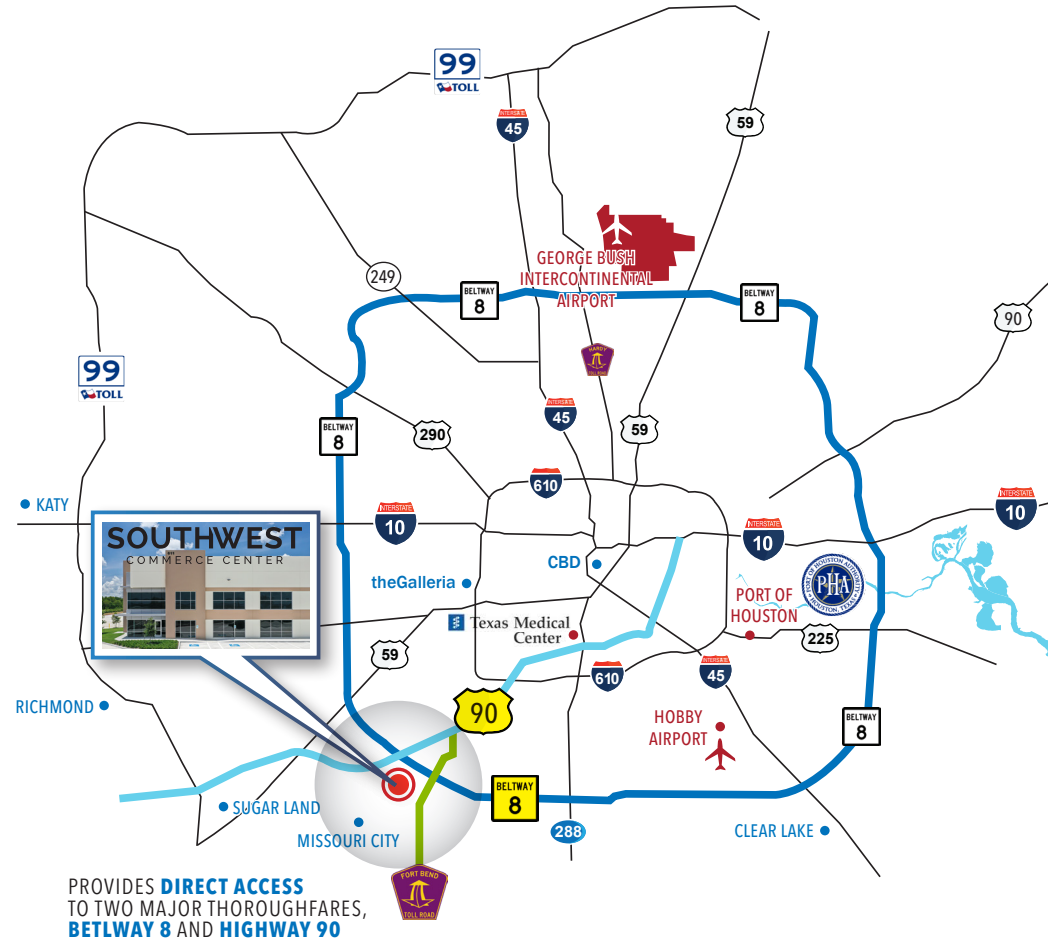
PROJECT BENEFITS



- **50% Tax abatement on building (5 years from completion) provides a significant cost savings**
- Freeport exemption
- 238,231 SF total space available
- Provides direct access to two major thoroughfares, Beltway 8 and Highway 90
- Trailer storage available
- Abundant parking
- Located in business friendly Fort Bend County and Missouri City with other tax incentives

PROXIMITY TO SELECT LOCATIONS

LOCATION	10 miles to Houston Galleria
	10 miles to Houston Medical Center
	15 miles to Downtown Houston
	20 miles to Hobby Airport
	25 miles to the Port of Houston
	40 miles to IAH Bush Airport



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