

OFFICE & WAREHOUSE FOR LEASE!

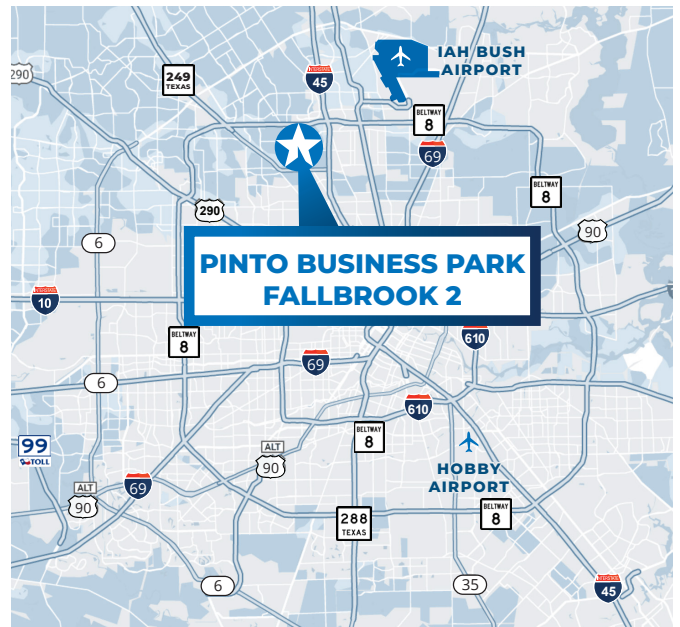
**28,816 SQ FT** OFFICE &  
WAREHOUSE



### FEATURES & AMENITIES

- 28,816 SF total | 2,004 SF office
- The most preeminent business and industrial park in North Houston
- Strategically located at Beltway 8 and Interstate 45
- Master planned, deed restricted business park
- Outstanding access with eleven (11) ingress/egress points
- Major tenants in the park include Amazon, Sysco, Coca Cola, BNSF Logistics, HD Supply, The Reynolds Co.
- Numerous amenities in close proximity to park

### LOCATION MAP



### LEASING INFORMATION

**Jude Filippone**  
713.270.3318  
Jude.Filippone@transwestern.com

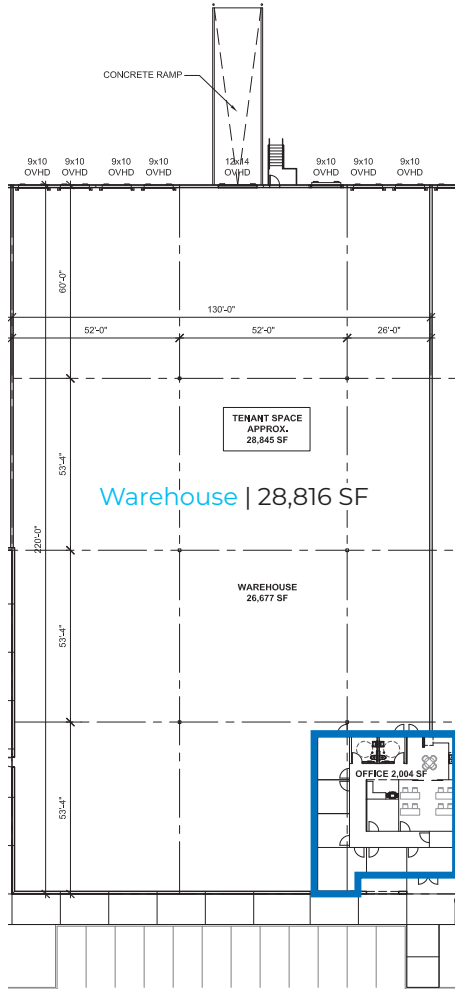
**Darryl Noon**  
713.270.3325  
Darryl.Noon@transwestern.com

**Brian Gammill**  
713.270.3321  
Brian.Gammill@transwestern.com

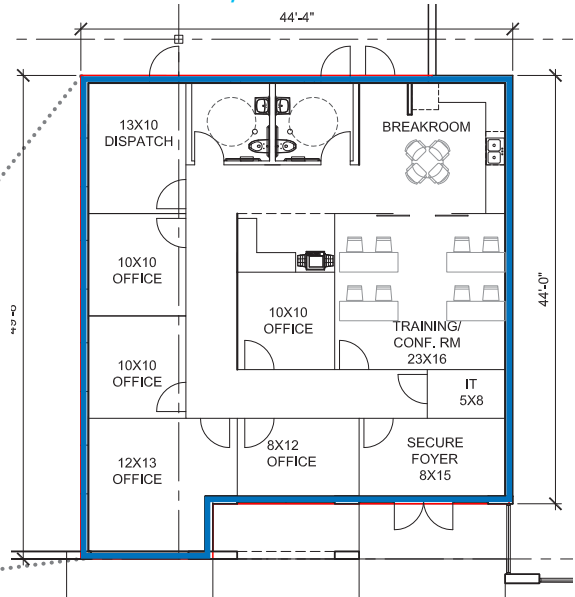


**FLOOR PLAN**

**28,816 SQ FT** OFFICE & WAREHOUSE



**Office Plan - 2,004 SF**



**SPACE FEATURES**

- 28,816 SF total | 2,004 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Seven (7) dock-high loading doors
- One (1) drive-in ramp
- Fenced truck apron
- 53'4" x 52' Column Spacing
- 400A Electrical Service

**LEASING INFORMATION**

**Jude Filippone**  
713.270.3318  
Jude.Filippone@transwestern.com

**Darryl Noon**  
713.270.3325  
Darryl.Noon@transwestern.com

**Brian Gammill**  
713.270.3321  
Brian.Gammill@transwestern.com





HOUSTON GALLERIA	20 MILES	DOWNTOWN	15 MILES	PORT OF HOUSTON	22 MILES
MEDICAL CENTER	20 MILES	HOBBY AIRPORT	25 MILES	IAH BUSH AIRPORT	10 MILES

**LEASING INFORMATION**

**Jude Filippone**  
713.270.3318  
Jude.Filippone@transwestern.com

**Darryl Noon**  
713.270.3325  
Darryl.Noon@transwestern.com

**Brian Gammill**  
713.270.3321  
Brian.Gammill@transwestern.com

