

# Sam Houston Distribution Center



**CLASS A INDUSTRIAL END CAP SPACE | AVAILABLE NOW**

## 41,280 SF For Lease

8828 Taub Rd. Suite 400, Houston TX, 77064



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# Property Overview

## CLASS-A INDUSTRIAL BUILDING WITHIN NORTHWEST SUBMARKET

41,280 SF of Class A Industrial End Cap Space located within Sam Houston Distribution Center. Sitting just off of Beltway 8, this space offers premier connectivity via Gessner Rd, Fairbanks N. Houston, or Fallbrook Dr.

### PROPERTY HIGHLIGHTS

- 41,280 SF
- 3,881 SF Office
- End Cap Space
- 32' Clear Height
- Nine (9) Dock High Doors
- One (1) Oversized Door & Drive in Ramp
- Shared Fenced in Truck Apron
- Four (4) 30K Lb. Mechanical Pit Levelers



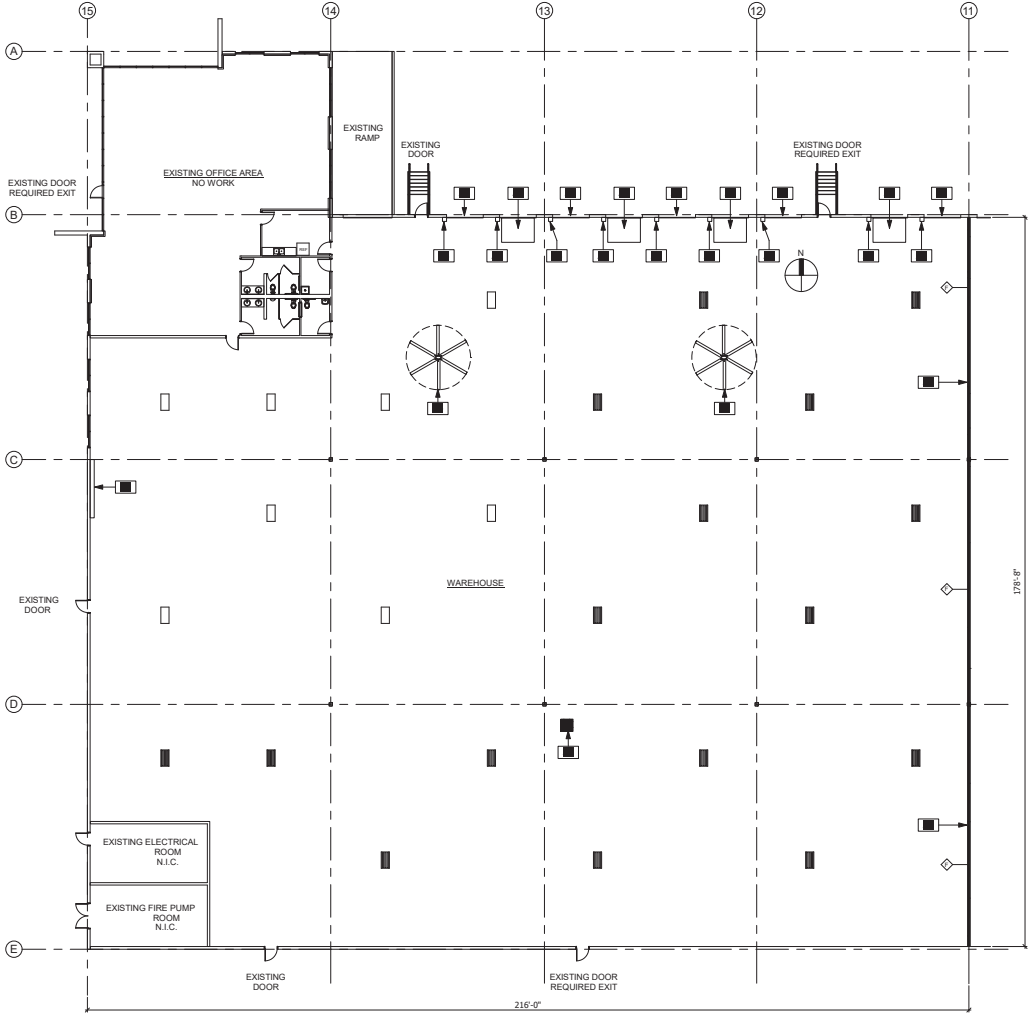
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## PROPERTY FEATURES

Total Building Size	41,280 SF
Office	3,881 SF
Ceiling Height	32'
Column Spacing	53' x 52'
Truck Court	140'
Speed Bays	60'
Dock High Doors	9
Oversized Door & Drive In Ramp	1
16' HVLS Fans	2
30K Lb. Mechanical Pit Levelers	4
Sprinkler	ESFR
Building Depth	180'



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