

OFFICE & WAREHOUSE FOR LEASE!

55,168 SQ FT OFFICE &
WAREHOUSE



FEATURES & AMENITIES

- 55,168 SF total | 12,048 SF office
- End-cap space
- The most preeminent business and industrial park in North Houston
- Strategically located at Beltway 8 and Interstate 45
- Master planned, deed restricted business park
- 971 total acres for future expansion or corporate campus
- 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

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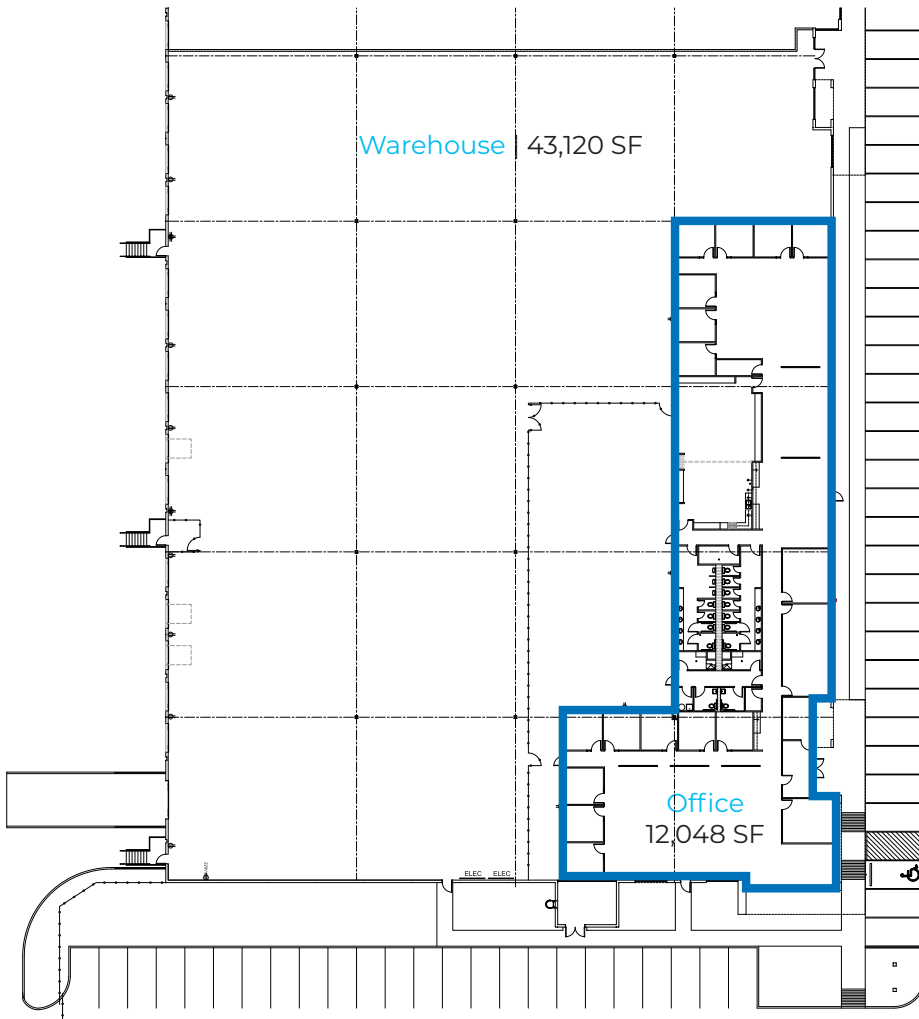
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FLOOR PLAN

55,168 SQ FT

**OFFICE &
WAREHOUSE**



SPACE FEATURES

- 55,168 SF total | 12,048 SF office
- 28' Clear height
- ESRF Sprinklered
- Corner space / move-in ready
- One (1) oversized door with drive-in ramp
- Secured truck court with controlled access
- Column spacing 52' x 50' (60' speed bay)
- 200' Shared truck court
- Fifteen (15) dock-high loading doors
- Three (3) pit levelers
- Two (2) T5 Warehouse fixtures per bay
- Monument signage available

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SITE PLAN

55,168 SQ FT

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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

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