

# SAM HOUSTON CENTER

10000 W. Sam Houston Parkway North

Under Construction | Delivering 4Q22

## 64,369 SQ FT WAREHOUSE EXPANSION



TRANSWESTERN

REAL ESTATE  
SERVICES

### LEASING INFORMATION

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# BUILDING FEATURES



Master Planned  
Environment



Outstanding Visibility  
and Corporate Identity



Excellent Access to  
Sam Houston Parkway



High Parking  
Ratios



ESFR  
Fire Sprinkler



A.D.A  
Accessible



Dock High  
Rear Load



Institutional Ownership  
Travelers

# SPACE FEATURES

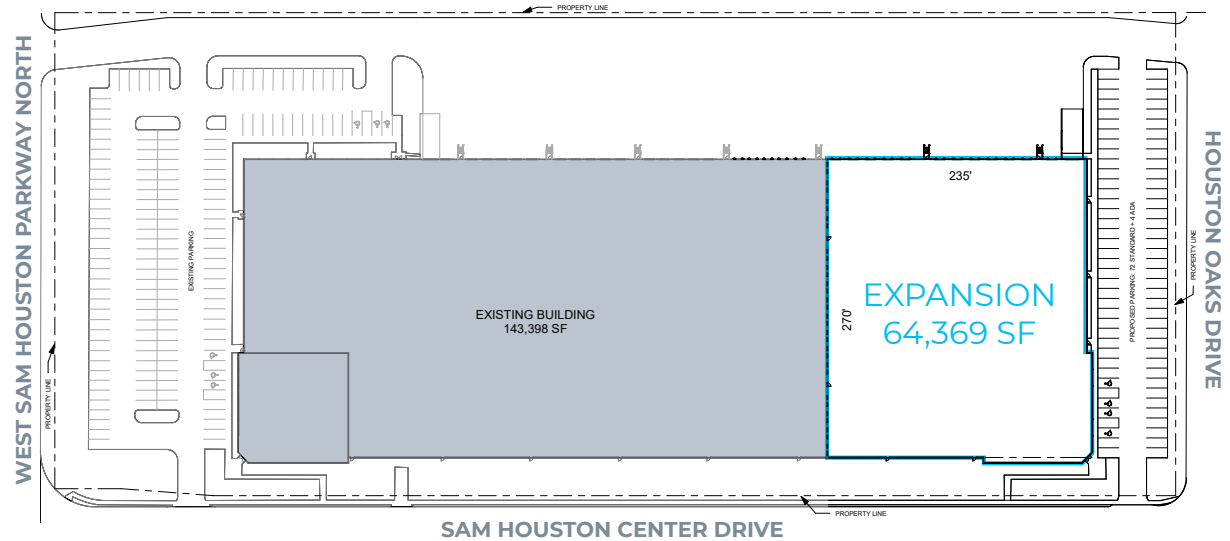
**32'**  
Clear Height

**44' x 47'**  
Bays

**50'**  
Speed Bay

**Under Construction!**

**64,369 SF Expansion | Delivering 4Q22**



## Availability:

- 64,369 SF Expansion
- BTS Office

## Building Features:

- Outstanding visibility and corporate identity
- Excellent access to Beltway 8
- High parking ratios
- 44'x47' Bays
- 50' Speed bay
- ESFR sprinkler

## Space Features:

- Corner space with abundant storefront glass
- A.D.A accessible
- Dock-high, Rear load
- 32' Clear height
- Ability to fence the truck apron
- 76 Car parks
- 800 Amps
- 12 Dock-high doors plus one drive-in ramp
- Five (5) Pit levelers

**SITE PLAN**



## GREAT ACCESS

The project is located in NW Houston with direct access to Sam Houston Tollway and less than 5 minutes away from Highway 249 and 290.

