

PORT 225

3007 HIGHWAY 225 • PASADENA, TX

PRE-LEASING PHASE II: 753,864 SF AVAILABLE

Strategic Location at Beltway 8 and Highway 225

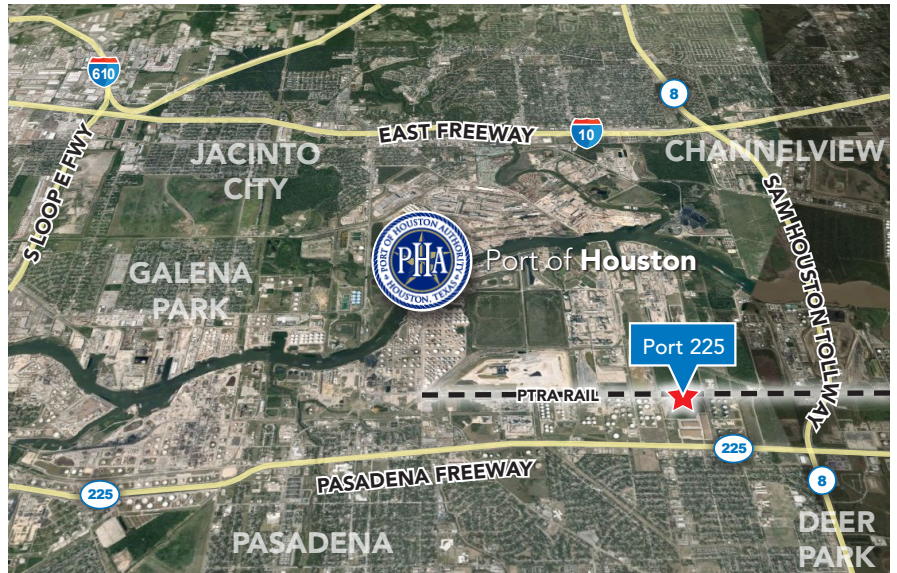


Project Features

- 753,864 SF Available
- Build-to-Suit Office Space
- 30' Clear Height
- Dock High Front Loading (Building 5)
- Cross Dock Loading (Building 6)
- Front Loading with PTR A Rail (Building 4)
- Trans-loading Capabilities
- Strategic Location on 225 near Beltway 8
- ESFR Sprinkler System
- Oversized Truck Aprons/with Trailer Parking
- Close Proximity to the Port of Houston



CLARION PARTNERS



FOR LEASING INFORMATION CONTACT:

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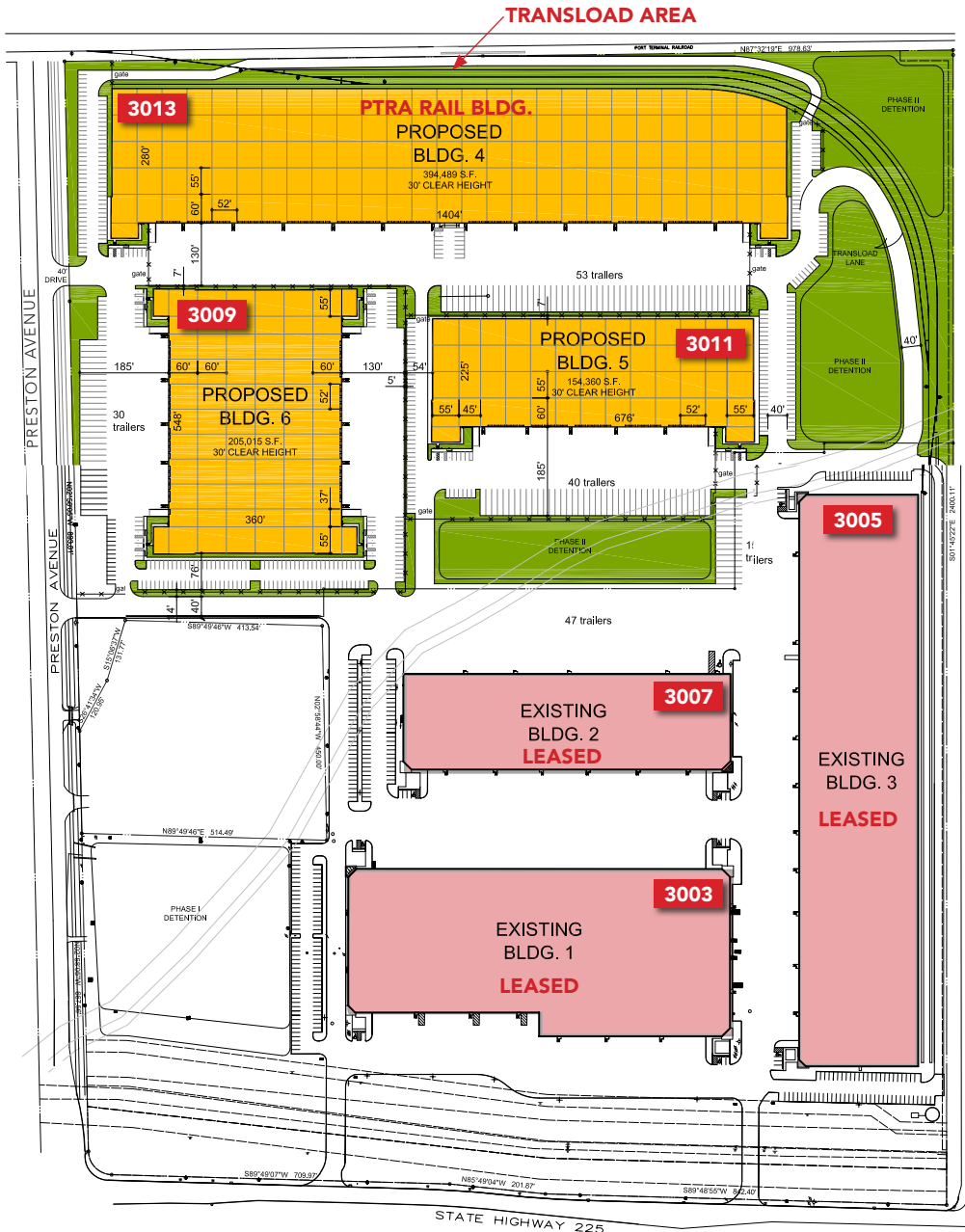
EXISTING - PHASE I: **697,268 SF**

PROPOSED - PHASE II: **753,864 SF AVAILABLE**

Strategic Location at Beltway 8 and Highway 225



CLARION PARTNERS



Building 4 (394,489 SF.)

- Rail Served by PTRA
- 52'x55' Typical Column Spacing
- 53 Trailer Parking Spaces
- 82 Dock Doors
- 60' Staging Area
- 280' Building Depth
- 30' Clear Height

Building 5 (154,360 SF)

- Divisible to 62,000 SF
- 52'x55' Typical Column Spacing
- 40 Trailer Parking Spaces
- 30 Dock Doors
- 60' Staging Area
- 225' Building Depth
- 30' Clear Height

Building 6 (205,015 SF)

- Divisible to 35,000 SF.
- 52'x60' Typical Column Spacing
- 30 Trailer Parking Spaces
- 47 Dock Doors
- 60' Staging Area
- 360' Building Depth
- 30' Clear Height

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