

OFFICE & WAREHOUSE FOR LEASE!

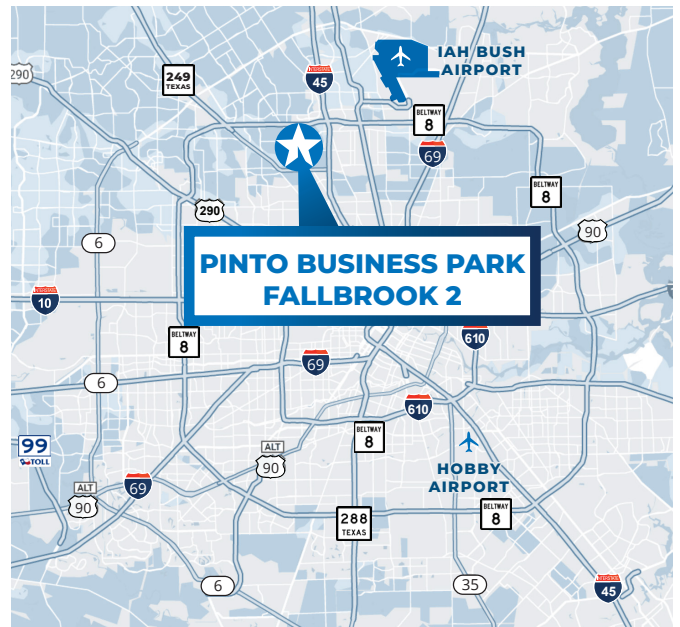
**62,448 SQ FT** OFFICE &  
WAREHOUSE



### FEATURES & AMENITIES

- 62,448 SF total | 4,622 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

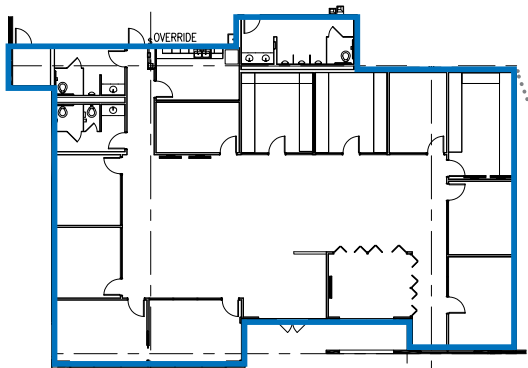
**Brian Gammill**  
713.270.3321  
Brian.Gammill@transwestern.com



**FLOOR PLAN**

**62,448 SQ FT** OFFICE & WAREHOUSE

Office Plan - 4,622 SF



**SPACE FEATURES**

- 62,448 SF total | 4,622 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Thirteen (13) dock-high loading doors
- One (1) oversized door and drive-in ramp
- Fenced truck apron
- 52' x 53' Column Spacing
- 800A 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

