

OFFICE & WAREHOUSE FOR LEASE!

32,760 SQ FT OFFICE &
WAREHOUSE



FEATURES & AMENITIES

- 32,760 SF total | 5,372 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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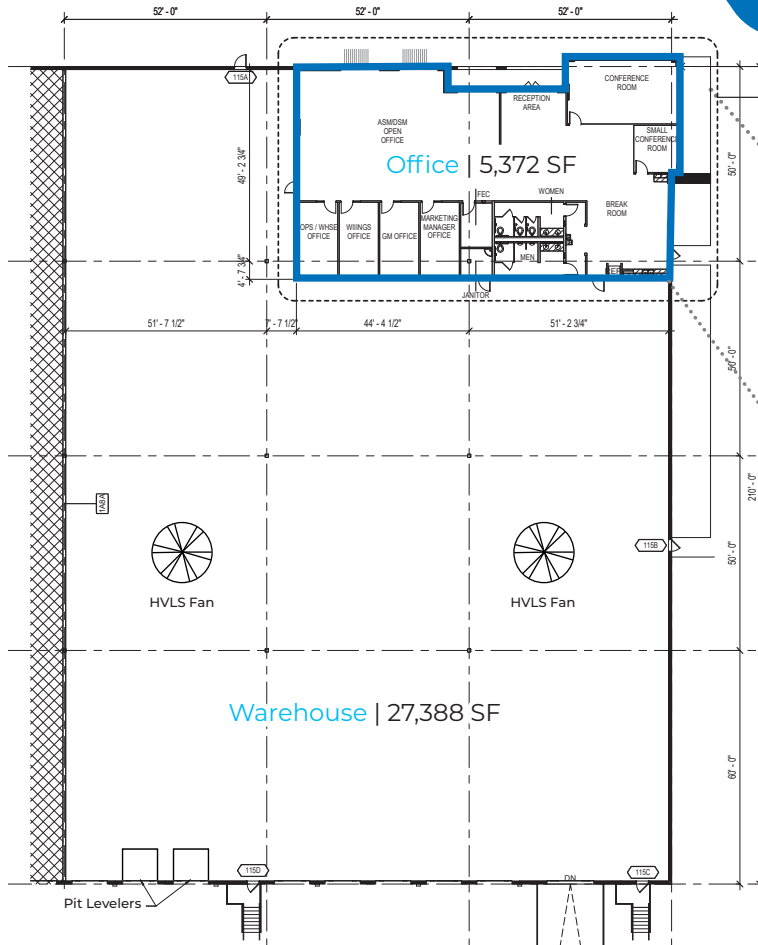
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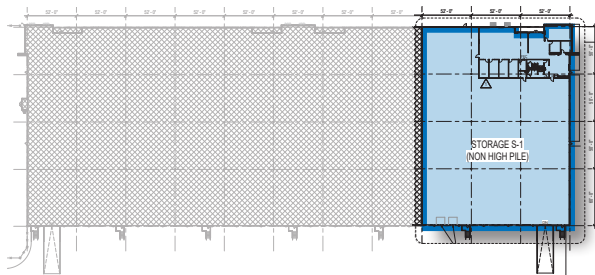
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FLOOR PLAN

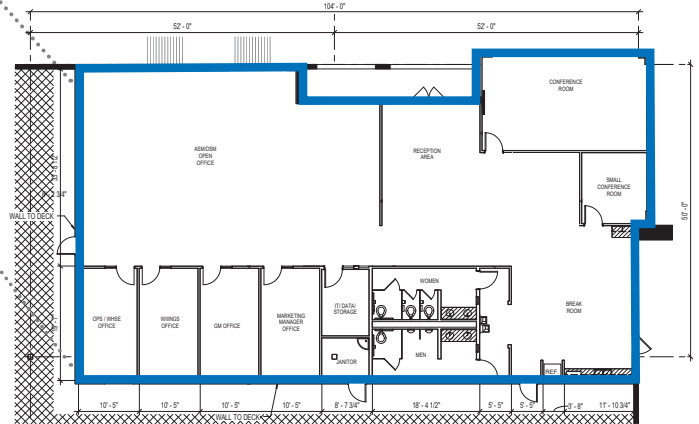
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SITE PLAN



OFFICE PLAN



SPACE FEATURES

- 32,760 SF total | 5,372 SF office
- 28' Clear height
- ESRF Sprinklered
- Eight (8) Dock high doors with 2 pit-levelers
- One (1) oversized door with drive-in ramp
- T-5 lighting - two (2) per bay
- 400 Amps of Service
- Column spacing 52' x 50' (60' speed bay)
- Fenced truck court area with controlled access
- Two (2) HVLS fans in warehouse

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SITE PLAN

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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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