

90,000 SF

AVAILABLE FOR LEASE



INDEPENDENCE LOGISTICS PARK

10051 PORTER ROAD | SUITE 100 | LA PORTE, TX



PROPERTY HIGHLIGHTS

- 90,000 SF Total
- ±7,875 SF Office
- ±82,125 SF Warehouse
- 32' Clear Height
- Twenty-three (23) Dock-High Loading Doors
- One (1) Oversized Drive-in Ramp
- One (1) Standard-sized Drive-in Ramp
- ESFR Sprinkler
- 150' Truck Court
- Partially Fenced and Secured Truck Court (±20,000 SF)
- End-cap Space with Ample Parking
- Prominent Signage Available, Visible from Highway 225



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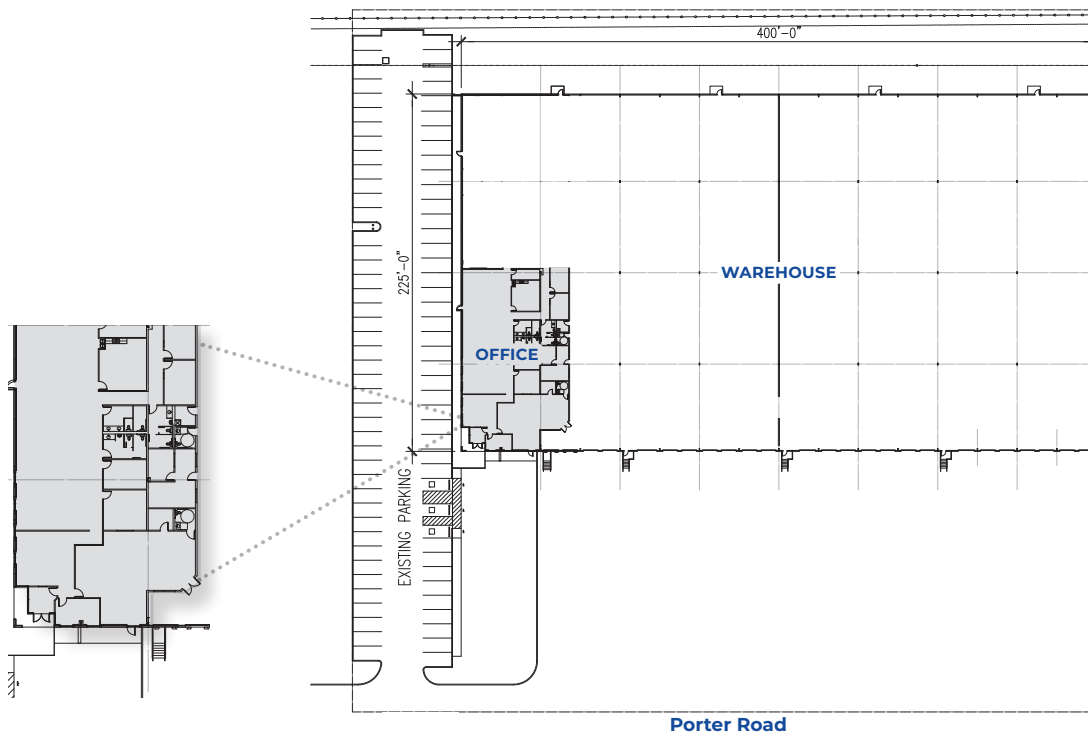
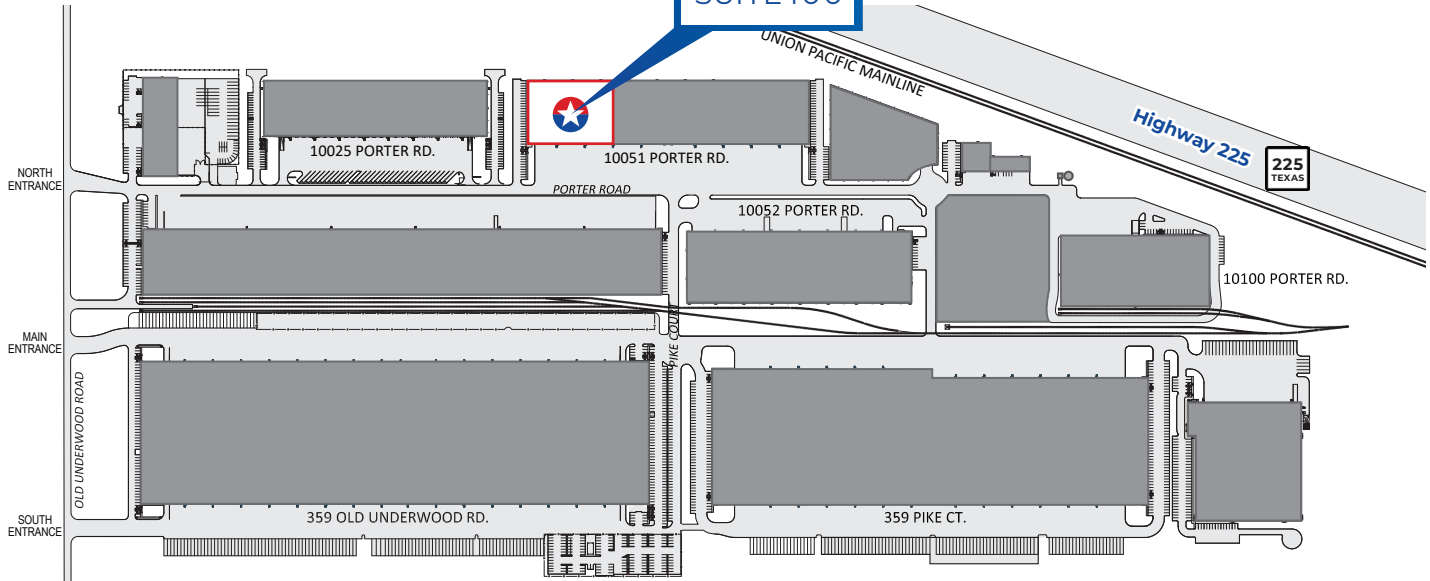
SITE PLAN FLOOR PLANS



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**90,000 SF
SUITE 100**



OFFICE PLAN | ±7,875 SF



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INTERIOR PHOTOS

MAKE-READY RECENTLY COMPLETED

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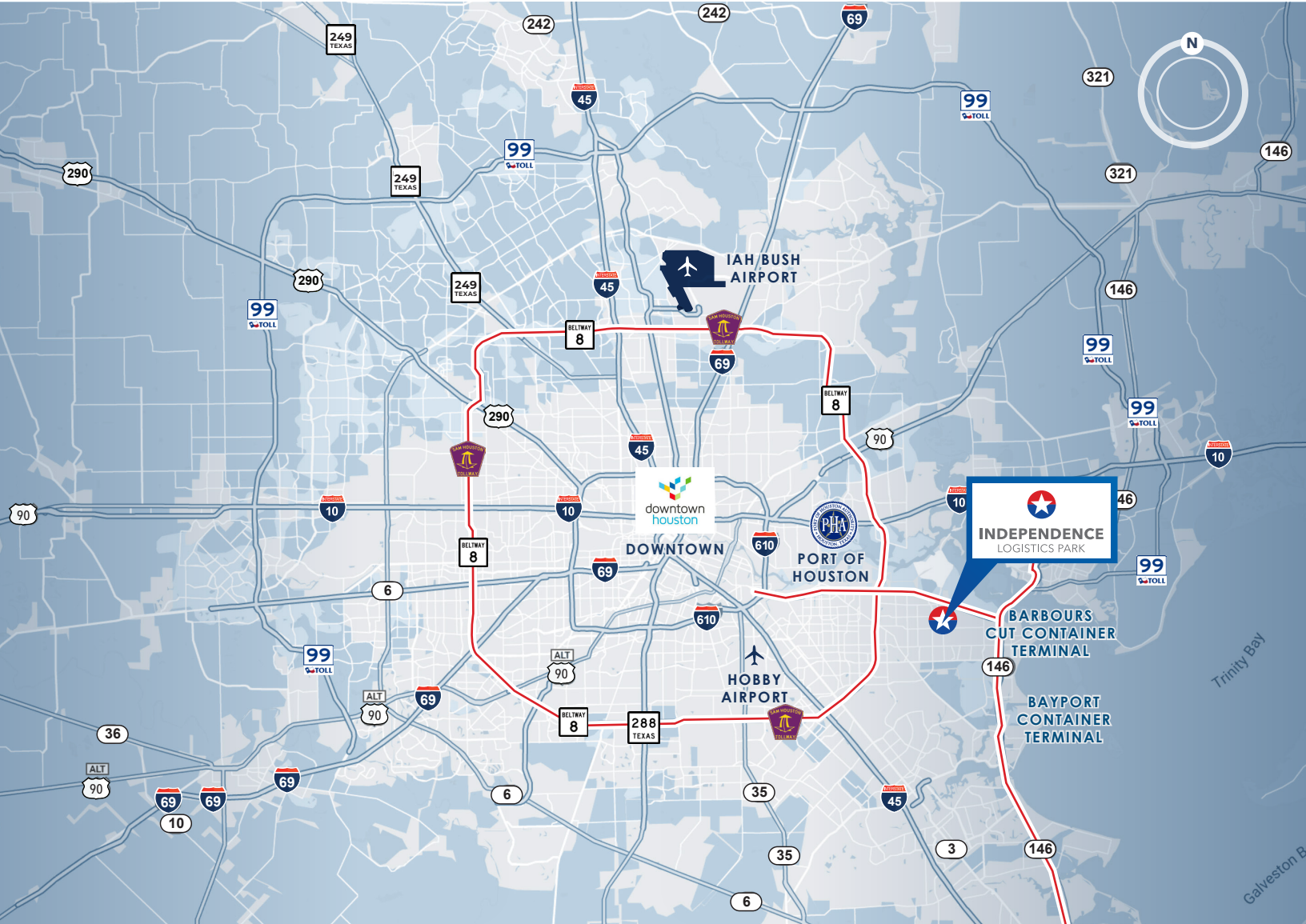
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AREA MAP MAJOR ACCESS POINTS

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INDEPENDENCE LOGISTICS PARK



IAH BUSH AIRPORT **30 MILES**

DOWNTOWN **20 MILES**

PORT OF HOUSTON **15 MILES**

BARBOURS CUT **6 MILES**

BAYPORT **12 MILES**

HOBBY AIRPORT **15 MILES**



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