

27,854 SF  
DISTRIBUTION  
SPACE FOR  
LEASE

CLASS A  
OFFICE &  
WAREHOUSE

END-CAP  
SPACE

BELTWAY 8 &  
HIGHWAY 225



TRANSWESTERN

REAL ESTATE  
SERVICES

# PORT 225 | BUILDING 6 - 27,854 SF

End-Cap Premises for Lease | 3009 Highway 225, Suite 170 - Pasadena, TX 77503



## Building/Space Features:

- End-Cap premises
- 30' Clear height
- 4 Dock high loading doors
- 52' x 60' Column spacing
- Ramp access
- Strategic location on 225 and Beltway 8
- ESFR
- Close proximity to the Port of Houston
- 400 Amp electrical service
- 2 pit levelers
- Functional Office: 1,967 SF
- Warehouse: 25,887 SF
- Total: 27,854 SF

## Leasing Information:

Brian Gammill  
713.270.3321  
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Darryl Noon  
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PROJECT OF

 CLARION PARTNERS

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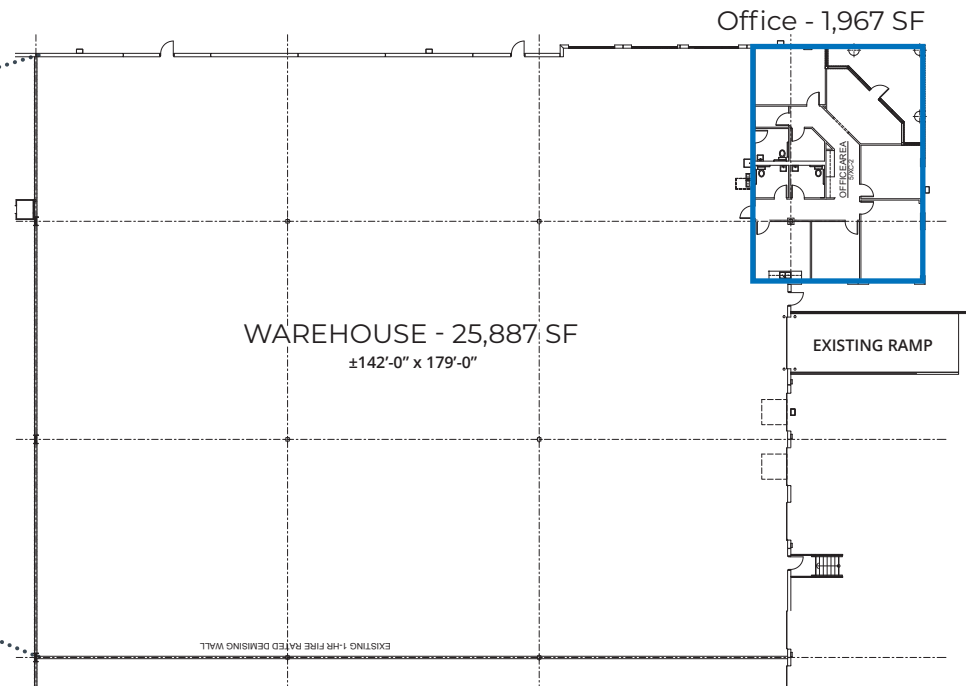
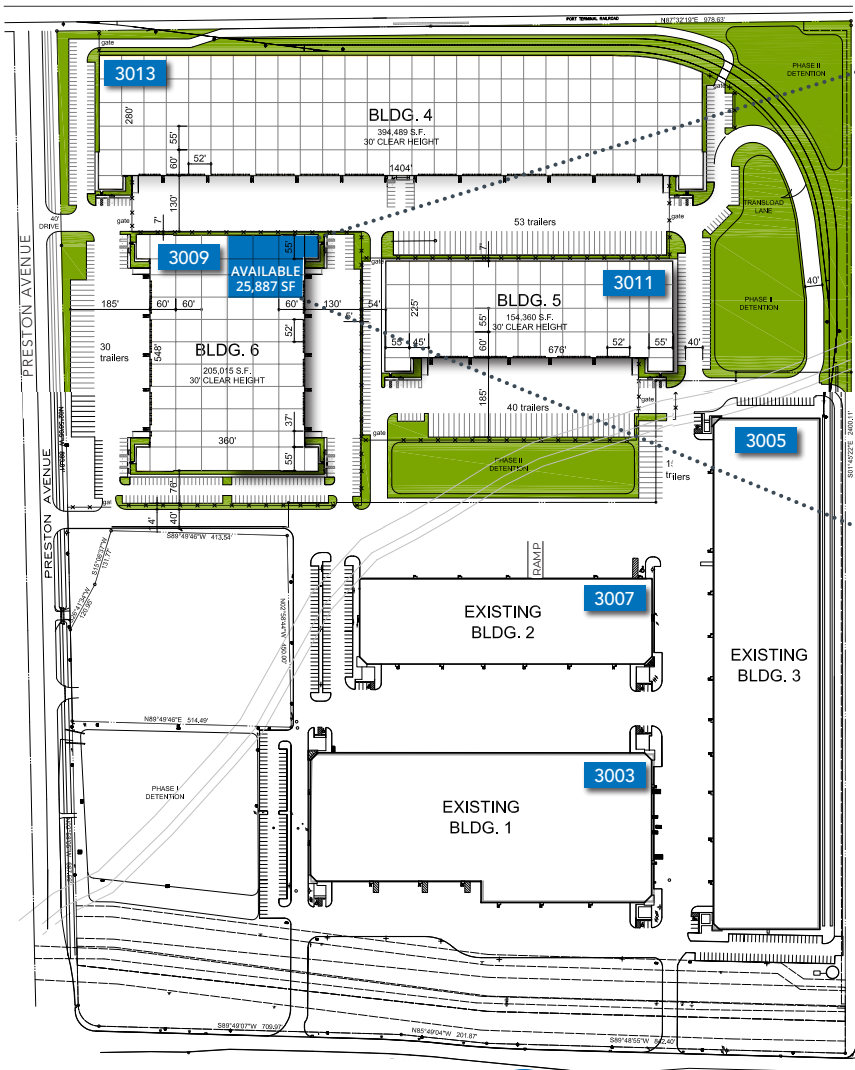
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REAL ESTATE  
SERVICES



State Highway **225**

## Building/Space Features:

- End-Cap premises
- 30' Clear height
- 4 Dock high loading doors
- 52' x 60' Column spacing
- Ramp access
- ESFR Sprinkler system
- 400 Amp electrical service
- 2 pit levelers

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