

OFFICE & WAREHOUSE FOR LEASE!

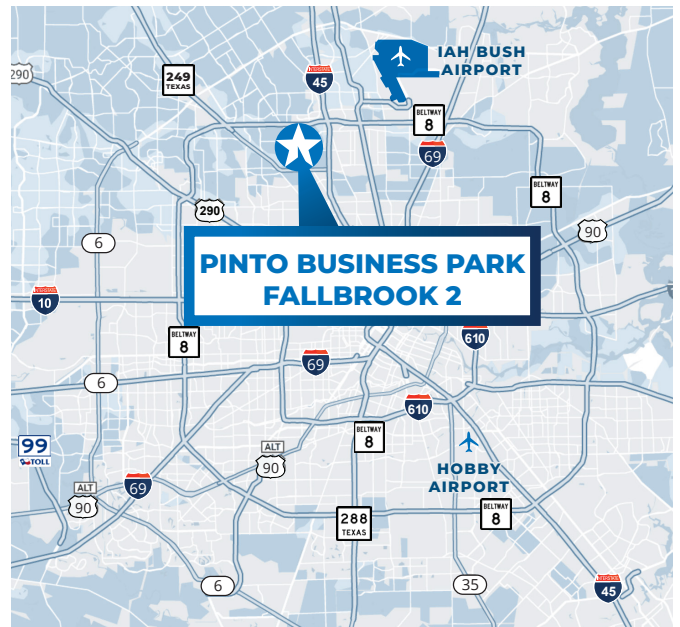
**28,816 SQ FT** OFFICE &  
WAREHOUSE



### FEATURES & AMENITIES

- 28,816 SF total | 2,004 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

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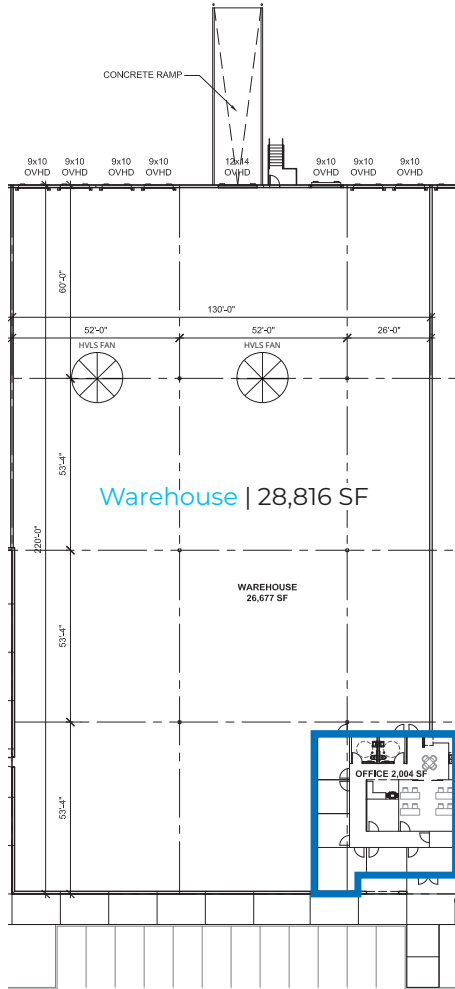
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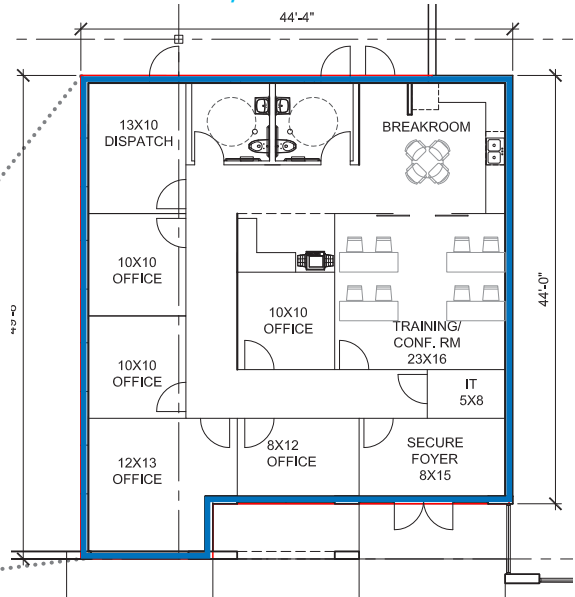
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**FLOOR PLAN**

**28,816 SQ FT** OFFICE & WAREHOUSE



**Office Plan - 2,004 SF**



**SPACE FEATURES**

- 28,816 SF total | 2,004 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Two (2) HVLS Fans
- Seven (7) dock-high loading doors
- One (1) drive-in ramp
- Fenced truck apron
- 53'4" x 52' Column Spacing
- 400A Electrical Service

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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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