

16255 PORT NORTHWEST DRIVE | HOUSTON, TX 77041

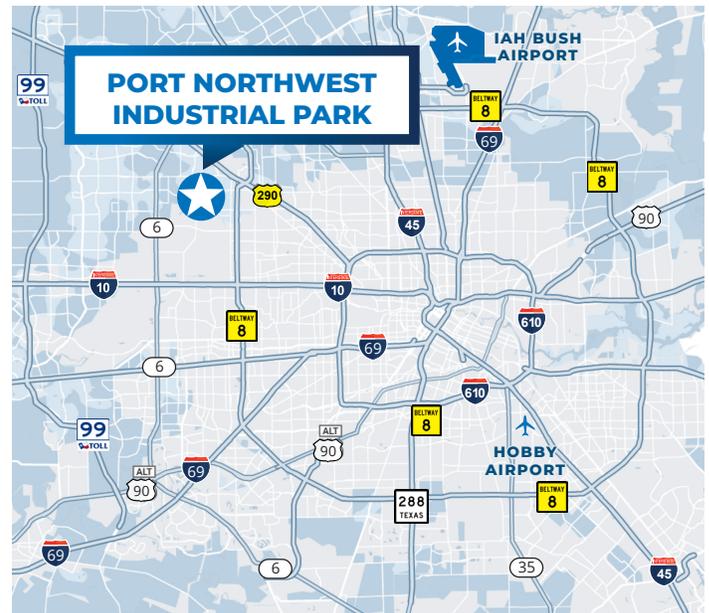
118,150 SQ FT OFFICE & WAREHOUSE



FEATURES & AMENITIES

- 118,150 SF total / 11,420 SF office / 2,045 SF break area
- Ideal for manufacturing and distribution users
- 6,000 Amps of electrical service (480v, 3 Phase)
- 40' High bay section for overhead crane
- 20' x 24' Concrete ramp door with canopy
- 28' Clear height and ESFR sprinklered
- 8" Thick slab
- End-cap space
- Cross dock design for maximum flexibility
- Strategic location at Beltway 8 and Hwy 290
- Master-planned preeminent park
- Nuveen is a strong and stable landlord

LOCATION MAP



LEASING INFORMATION

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AERIAL MAP & AMENITIES

IAH BUSH AIRPORT 22 MILES

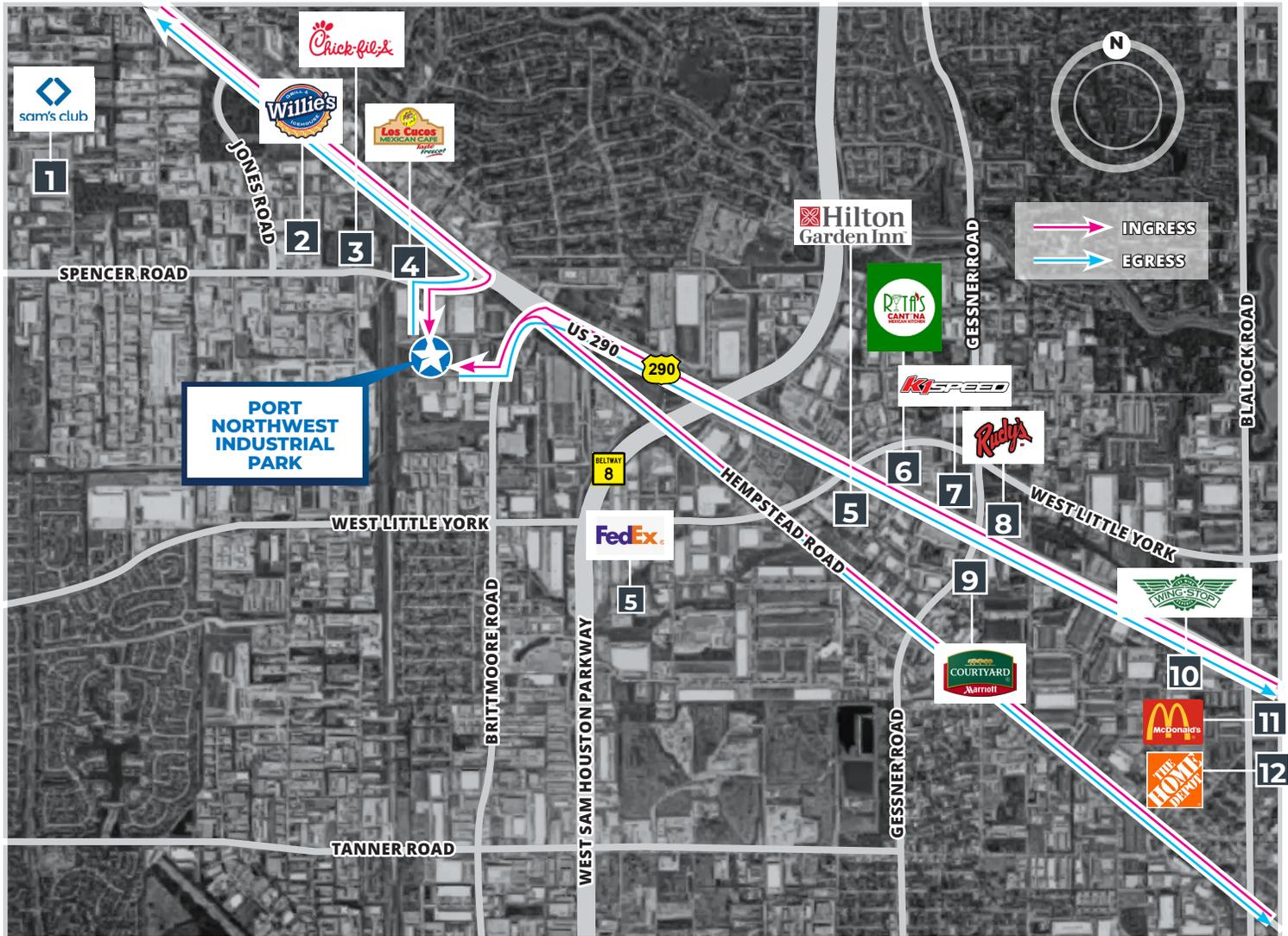
DOWNTOWN 20 MILES

PORT OF HOUSTON 25 MILES

HOUSTON GALLERIA 15 MILES

MEDICAL CENTER 22 MILES

HOBBY AIRPORT 30 MILES



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SITE PLAN

118,150 SQ FT

OFFICE & WAREHOUSE



SPACE FEATURES

- Cross dock design
- Dock high loading
- 20' x 24' Drive-in ramp
- 28' Clear height
- 40' High bay section for crane
- 11,420 SF office / 2,045 SF break area
- Heavy electrical capacity (6,000 amps)
- Prime end-cap
- 40' Canopy

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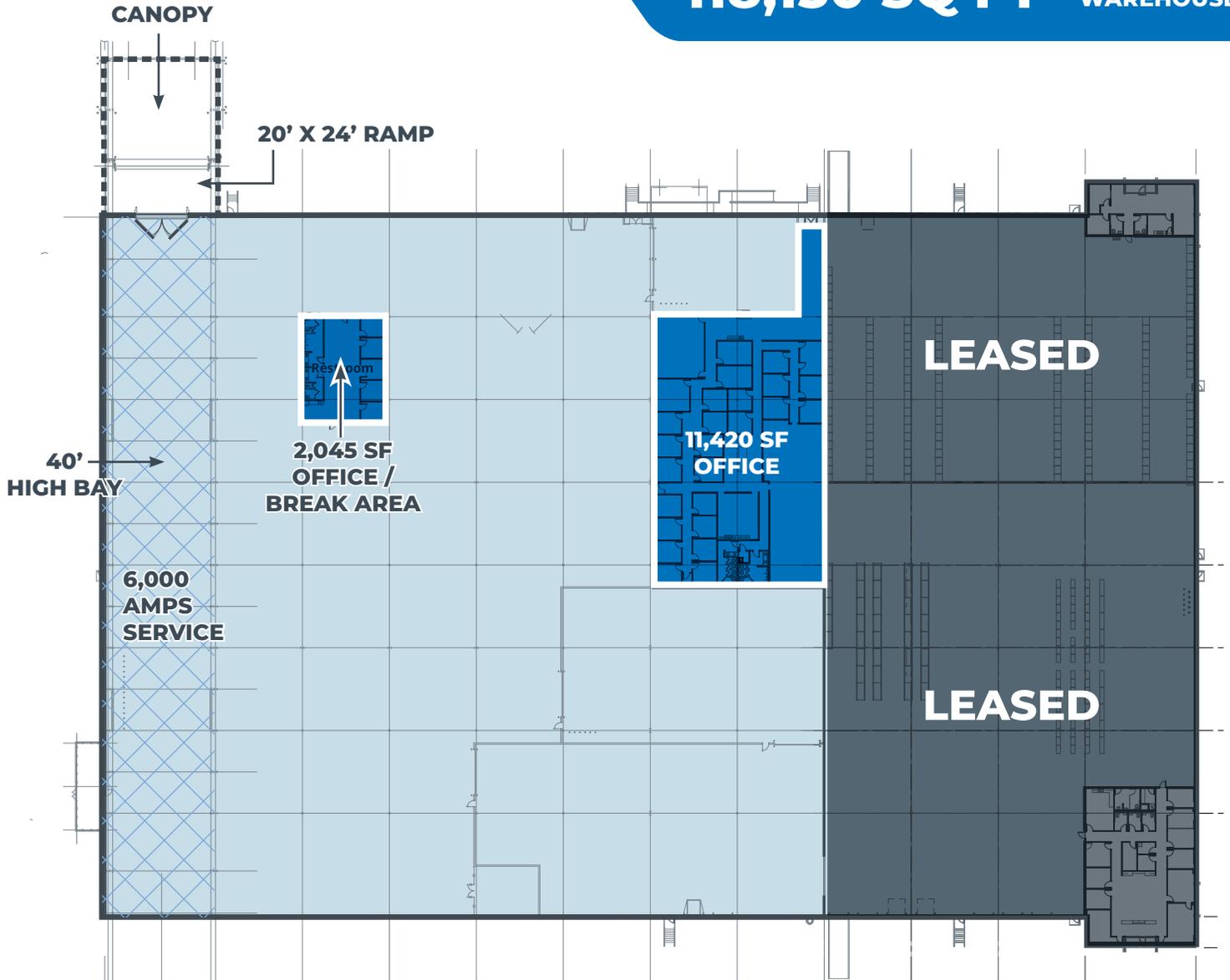
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FLOOR PLAN

118,150 SQ FT

OFFICE & WAREHOUSE



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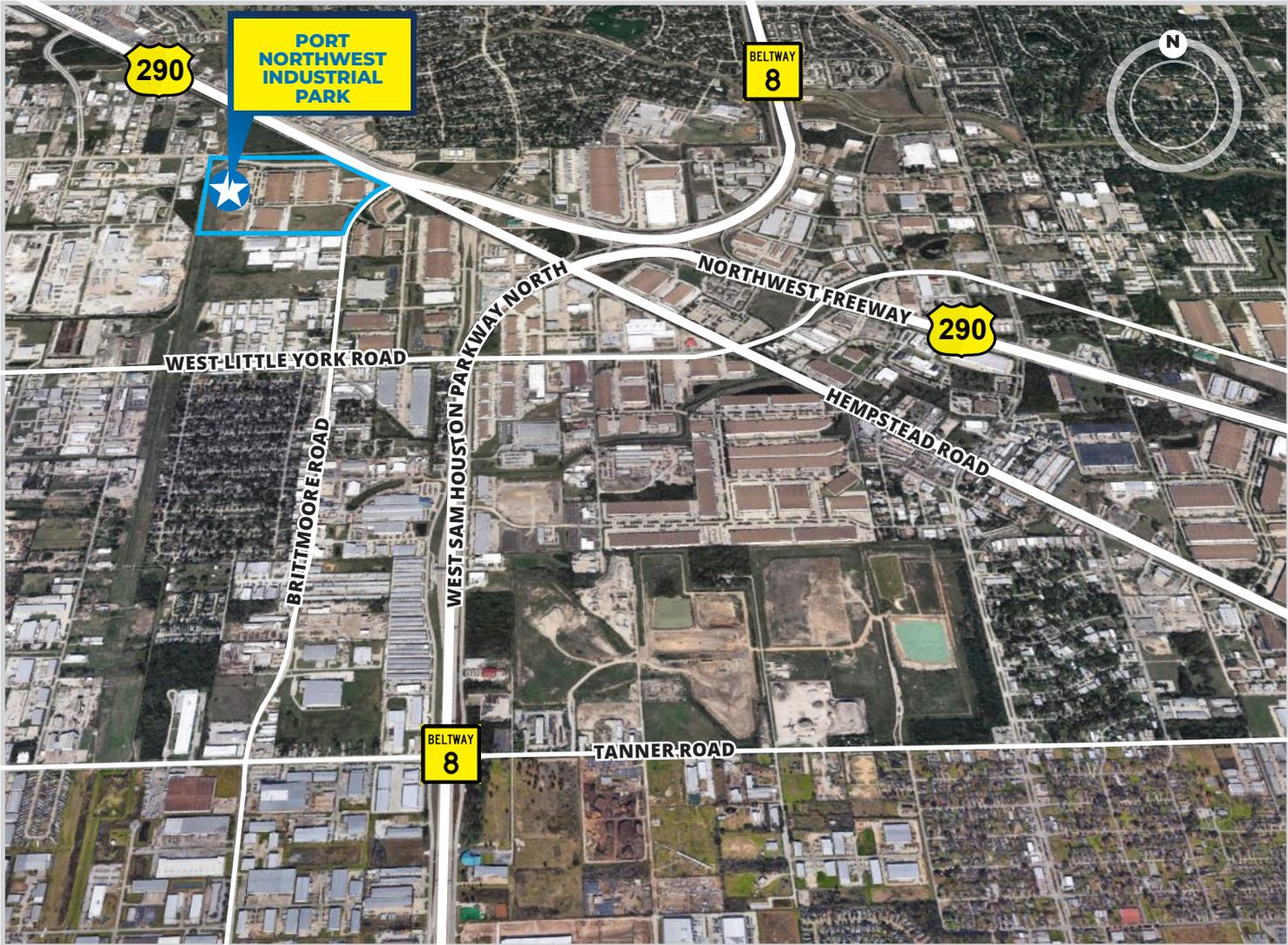
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