

**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 - Houston, 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

- 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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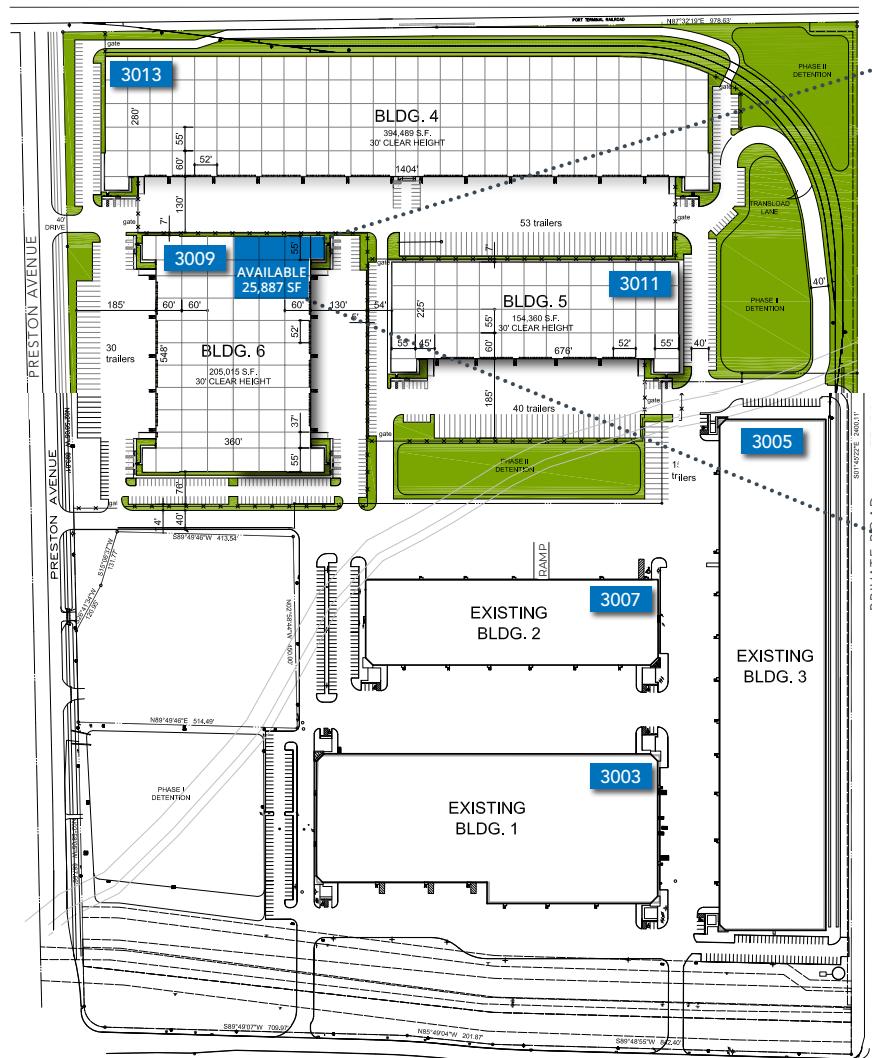
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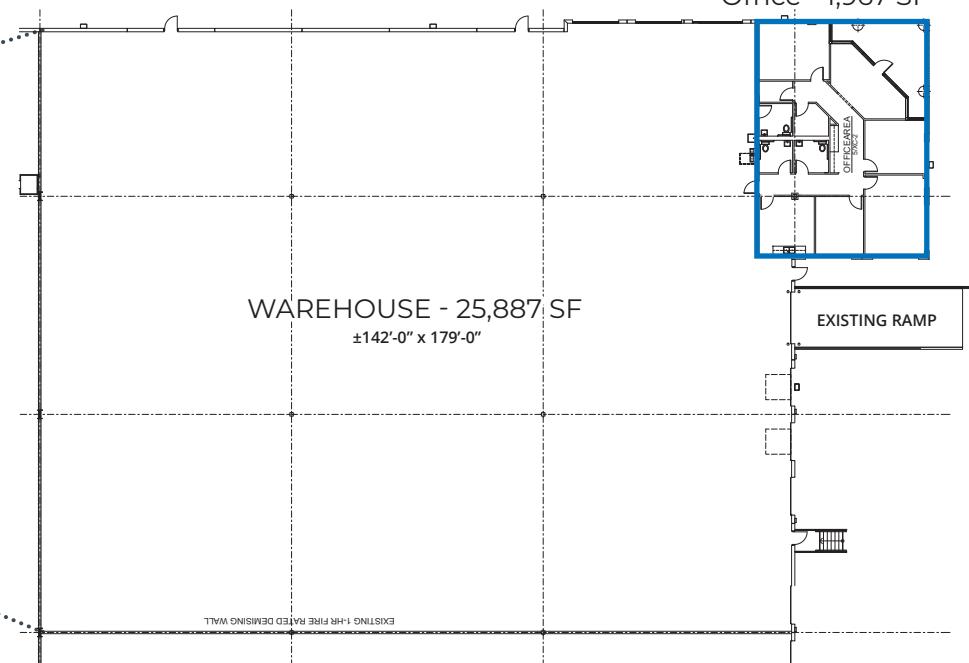
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PORT 225 | BUILDING 6 - 27,854 SF

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



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

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