

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  
brian.gammill@transwestern.com

Darryl Noon  
713.270.3325  
darryl.noon@transwestern.com

Jude Filippone  
713.270.3318  
jude.filippone@transwestern.com

PROJECT OF

 CLARION PARTNERS

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.



# PORT 225 | BUILDING 6 - 27,854 SF

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



TRANSWESTERN

REAL ESTATE  
SERVICES



## Leasing Information:

Brian Gammill  
713.270.3321  
brian.gammill@transwestern.com

Darryl Noon  
713.270.3325  
darryl.noon@transwestern.com

Jude Filippone  
713.270.3318  
jude.filippone@transwestern.com

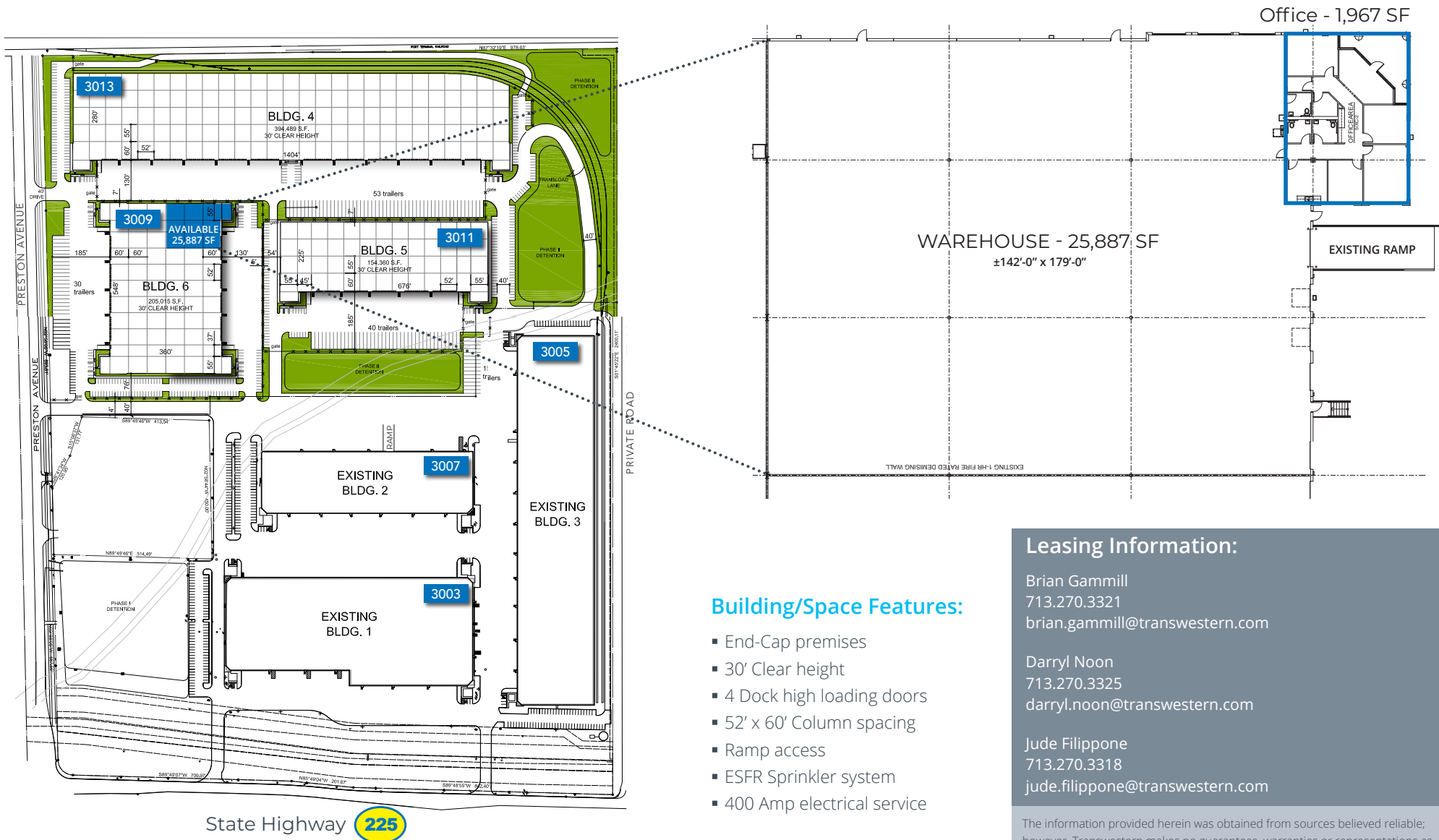
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

# PORT 225 | BUILDING 6 - 27,854 SF

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

  
TRANSWESTERN

REAL ESTATE  
SERVICES



## 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

## Leasing Information:

Brian Gammill  
713.270.3321  
brian.gammill@transwestern.com

Darryl Noon  
713.270.3325  
darryl.noon@transwestern.com

Jude Filippone  
713.270.3318  
jude.filippone@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.