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END CAP PREMISES WITH OUTSTANDING VISIBILITY

CLAY DISTRIBUTION CENTER

43,440 SQ. FT. AVAILABLE FOR LEASE

A map of the Houston area highlighting the location of the Clay Distribution Center. A blue star icon marks the center's location on Highway 290. Other landmarks shown include IAH Bush Airport and Hobby Airport, both marked with airplane icons. Major highways like I-10, I-45, I-69, and I-610 are depicted. Several FedEx locations are also indicated with their respective logos. A callout box points to the star icon with the text "CLAY DISTRIBUTION CENTER".

LEASING INFORMATION

Transwestern

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The map shows the Houston area with major highways labeled: I-10, I-45, I-69, I-610, and various beltways (Beltway 8, Beltway 6). Key locations marked include IAH Bush Airport and Hobby Airport. Several FedEx and UPS distribution centers are also indicated by their logos. A callout box points to a specific location on Highway 290, which is the Clay Distribution Center.

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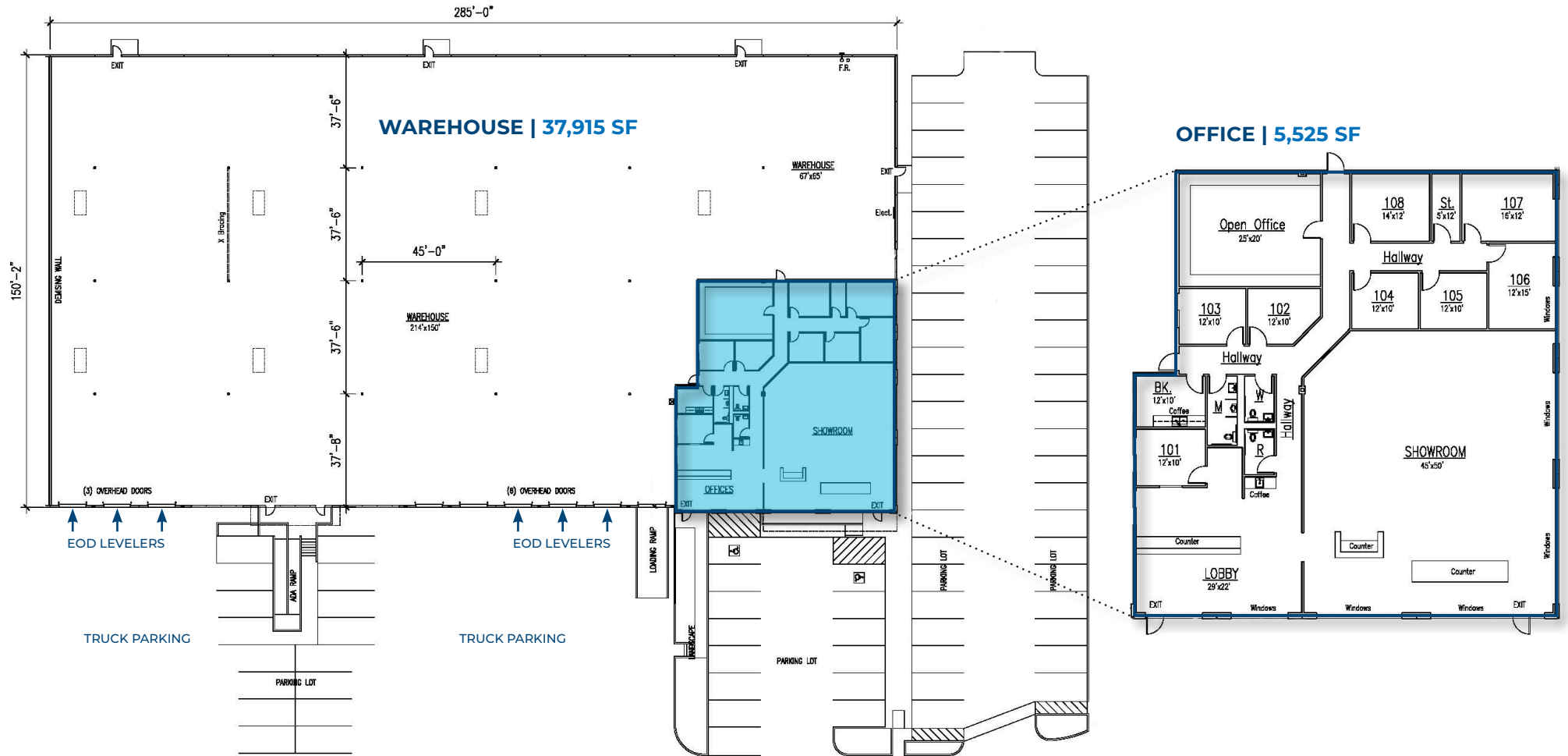
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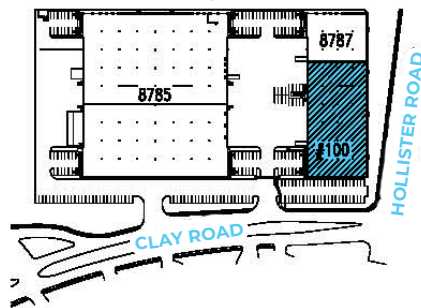


FLOOR PLAN

Unique **43,440 SF** Office and Showroom Space!



SITE PLAN | SUITE 100



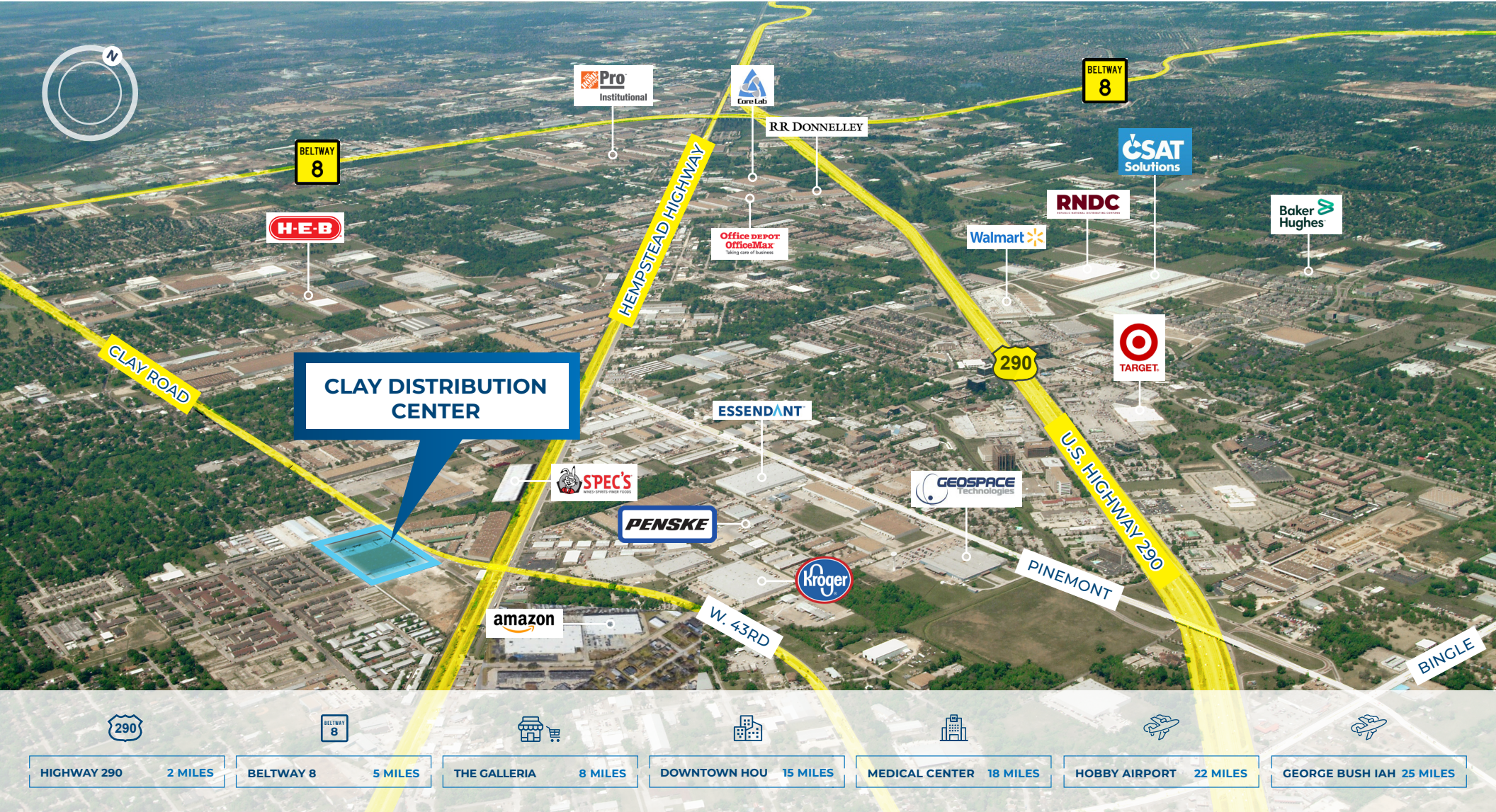
SPACE FEATURES

- 43,440 SF total
- 5,525 SF office
- 37,915 SF warehouse
- Clay Road address
- Dock high front loading
- 150' Building Depth
- One (1) Concrete ramp door
- Eight (8) Dock doors with six (6) EOD levelers
- 24' Clear height with skylights
- ESFR fire sprinklered system
- Infill Northwest Houston location
- Abundant parking

AERIAL MAP

8787 CLAY ROAD | SUITE 100 | HOUSTON, TX 77080

Unique Infill **Northwest Houston** Location
with direct access to **Highway 290**,
Beltway 8 and **Hempstead Highway**.



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