



TRANSWESTERN

REAL ESTATE
SERVICES



SAM+HOUSTON

DISTRIBUTION CENTER

State-of-the-Art

Recently Completed!

New 28,080 SF Up-To 97,440 SF Class A Distribution Project in Northwest Houston

» Property Highlights

- Three (3) state of the art Class A distribution buildings totaling 833,720 square feet with 32' to 36' clear heights
- Front load and cross dock building design provides maximum flexibility and can accommodate users from 40,000 to 833,720 SF
- Strategic location in the epicenter of the Northwest submarket. Close proximity and easy access to the Beltway 8 using Gessner, Fairbanks N. Houston or Fallbrook Drive
- Strong institutional long-term relationship oriented owner
- National users located adjacent to the project include: Amazon, Serta, Foxconn, Aramark, Home Depot, and Siemens
- The slabs at all the buildings exceed the national standard for Super Flat Floor Ratings (FF 80/FL 40")

A project of:

TRANSWESTERN DEVELOPMENT COMPANY

Building 3: 8828 Taub Road, Houston, TX

Online: samhoustondc.com

Contact Information

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≡ Aerial Map



HOUSTON GALLERIA 20 MILES

DOWNTOWN 22 MILES

PORT OF HOUSTON 28 MILES

MEDICAL CENTER 25 MILES

HOBBY AIRPORT 30 MILES

IAH BUSH AIRPORT 12 MILES

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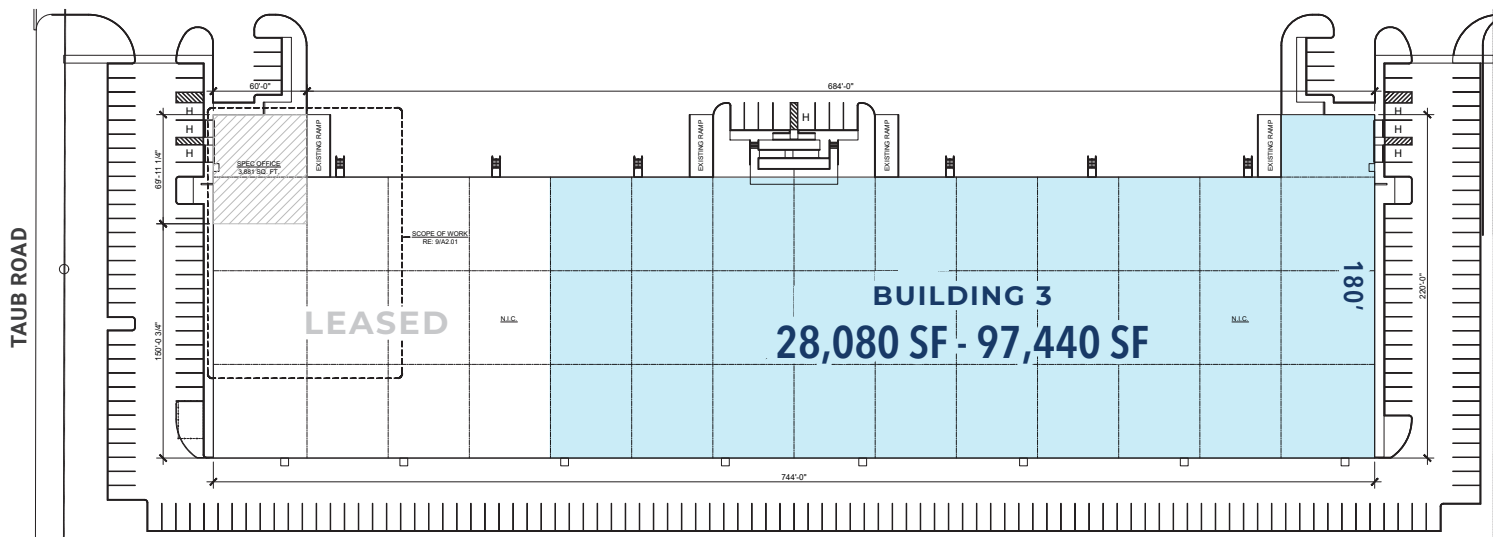
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Site Plan



BUILDING 3

- 28,080 SF up-to 97,440 SF
- 140' Truck court
- 180' Building Depth
- 53' x 52' Column Spacing
- 19 Dock high doors
- 3 Ramp doors (12'x14')
- Speed bays 60'
- 32' Clear height
- ESFR

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