



Coming Soon!

FM 1960 @ HARDY TOLL ROAD
Houston, TX 77073

**203,200 SF - For Sale/Lease
Class A Cross Dock Warehouse**

» **Property Highlights**

- For Sale or Lease
- Deed restricted business park
- Ideal access provides maximum circulation
- Cross dock configuration
- Can accommodate a wide variety of users
- Trailer storage/parking

» **Location Highlights**

- 1/4 mile to Hardy Toll Rd and 1 mile to I-45 N
- FM 1960 frontage - highly visible location
- Multiple access points to major roads
- Close proximity to Beltway 8, Bush IAH, and The Woodlands
- Ideal showroom location
- Located within Hardy Industrial Center
- Favorable tax rate: 2.69%



Contact Information

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HARDY TOLL RD

1/4 MILE

I-45 NORTH

1 MILE

GRAND PARKWAY

4.5 MILES

BELTWAY 8

6.25 MILES

BUSH IAH

8 MILES

THE WOODLANDS

12 MILES

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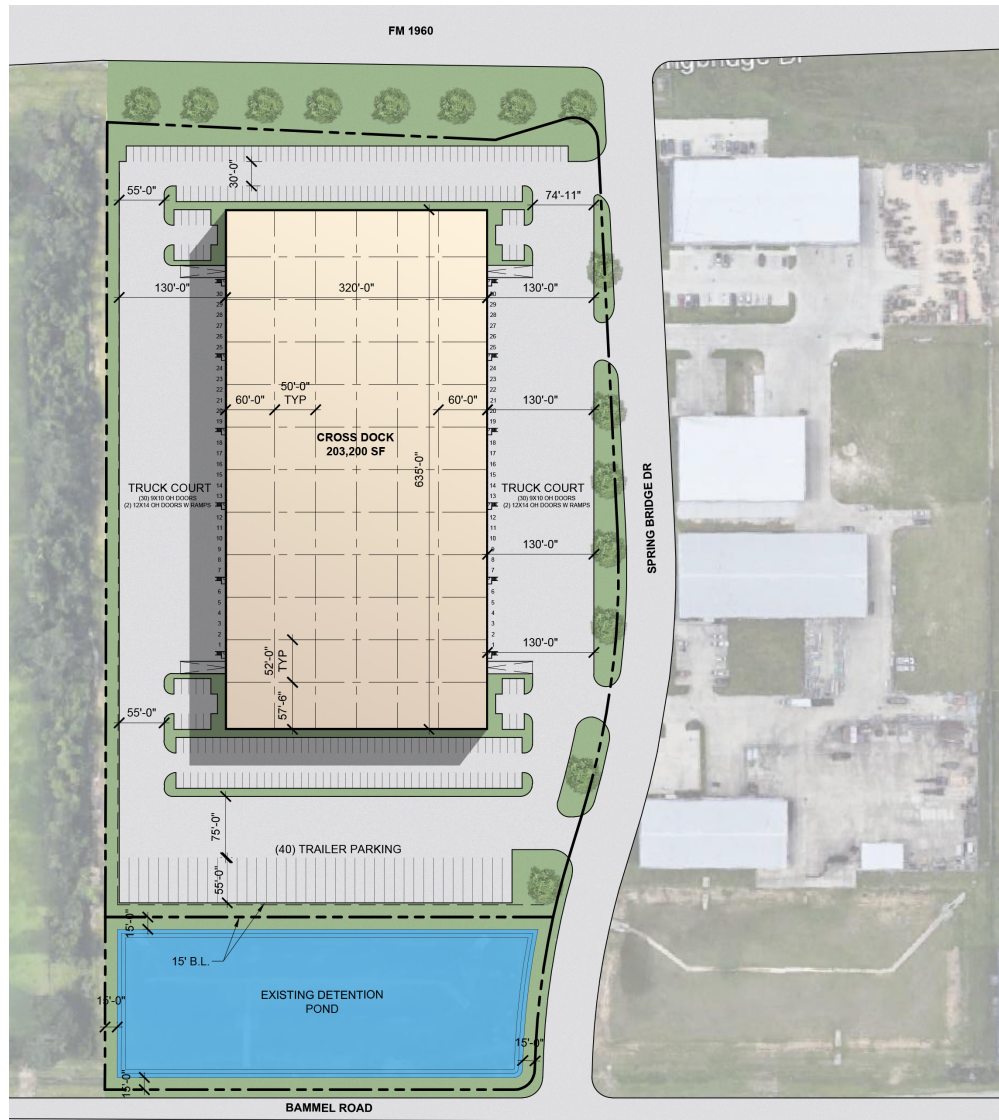
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» Building Highlights

- 203,200 SF building
- Cross dock configuration
- 32' clear height
- ESFR Sprinkler
- 52' x 50' column spacing
- 60' X 50' speed bay
- 6" concrete slab
- LED lighting
- 60 dock high doors
- 4 ramps
- 130' Truck court depth
- 40 trailer parking spaces
- 187 car parking spaces
- 3 phase, 480 V, 2,500 amps
- Office: BTS
- Rate/Price: Contact Broker

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