

OFFICE & WAREHOUSE FOR LEASE!

**19,913 SQ FT**

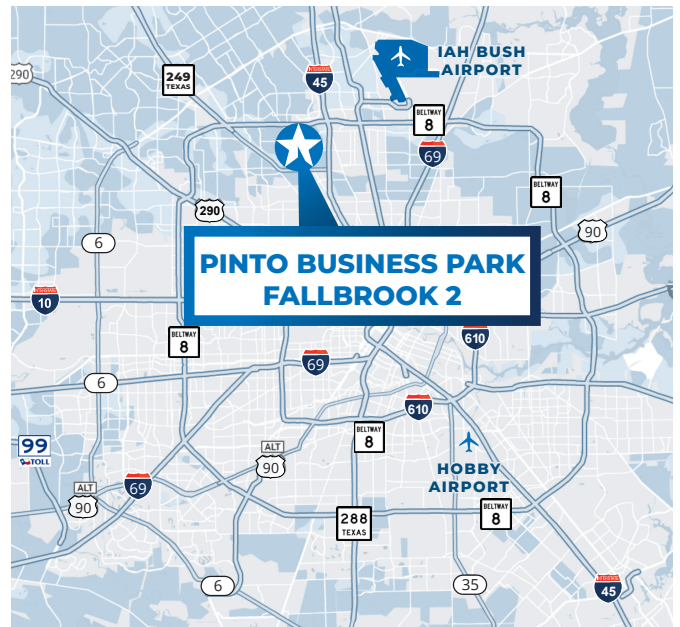
OFFICE &  
WAREHOUSE



### FEATURES & AMENITIES

- 19,913 SF total | 854 SF office
- The most preeminent business and industrial park in North Houston
- Strategically located at Beltway 8 and Interstate 45
- Master planned, deed restricted business park
- Outstanding access with eleven (11) ingress/egress points
- Major tenants in the park include Amazon, Sysco, Coca Cola, BNSF Logistics, HD Supply, The Reynolds Co.
- Numerous amenities in close proximity to park

### LOCATION MAP



### LEASING INFORMATION

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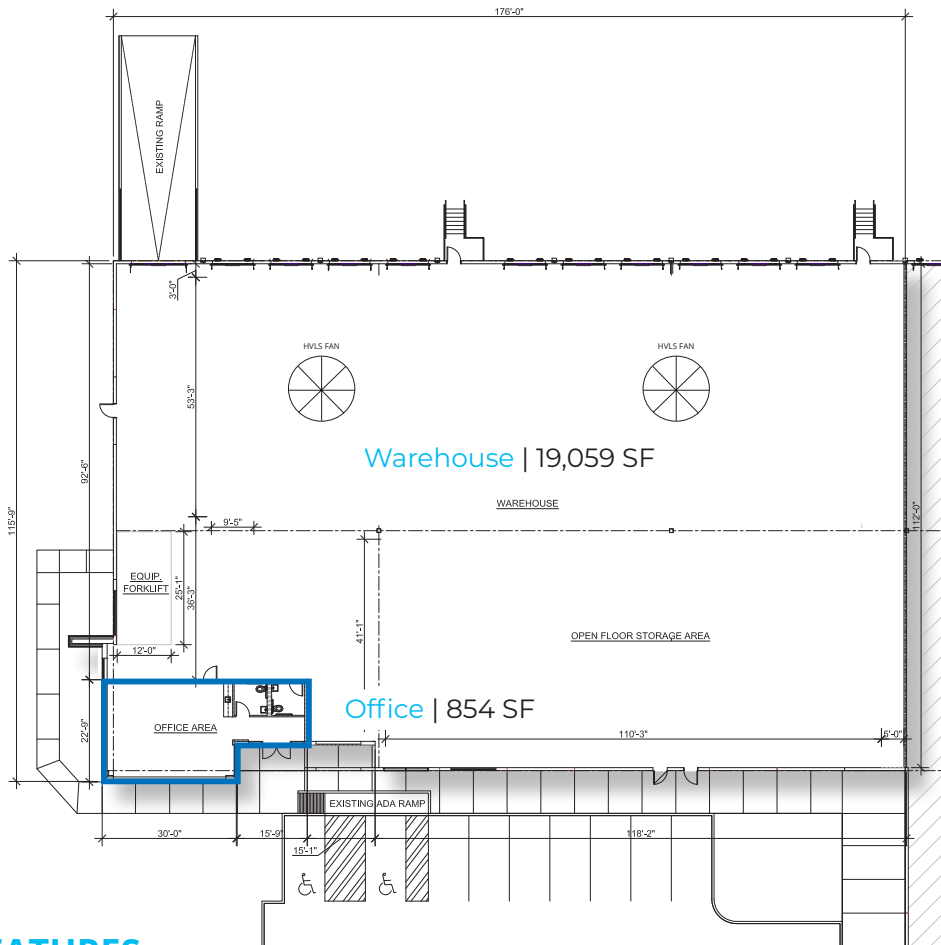
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**T Transwestern**

**FLOOR PLAN**

**19,913 SQ FT**

**OFFICE &  
WAREHOUSE**



**SPACE FEATURES**

- 19,913 SF total | 854 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Ten (10) dock-high loading doors
- One (1) drive-in ramp
- Fenced truck apron
- 200A Electrical Service
- Two (2) HVLS Fans

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<b>HOUSTON GALLERIA</b>	<b>20 MILES</b>	<b>DOWNTOWN</b>	<b>15 MILES</b>	<b>PORT OF HOUSTON</b>	<b>22 MILES</b>
<b>MEDICAL CENTER</b>	<b>20 MILES</b>	<b>HOBBY AIRPORT</b>	<b>25 MILES</b>	<b>IAH BUSH AIRPORT</b>	<b>10 MILES</b>

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