

PREMIER CLASS A DISTRIBUTION | FOR LEASE/SALE

GRIFFIN 288

AIRPORT BLVD @ ALMEDA RD



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PEAKLINE

GRIFFIN
PARTNERS

CBRE

GRIFFIN 288

3 PREMIER CLASS A BUILDINGS
FRONT LOAD WAREHOUSE

DIVISIBILITY STARTING AT
±40,000 SF - ±60,000 SF

AVAILABILITY
Q2 2026

RARE INFILL LOCATION
STRATEGIC 610 SOUTH LOOP CONNECTION



PARK HIGHLIGHTS



Total SF (3 BUILDINGS)
±568,592 SF



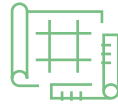
Power
2000 KVA



Lighting
LED FIXTURES



Fire Suppression
ESFR



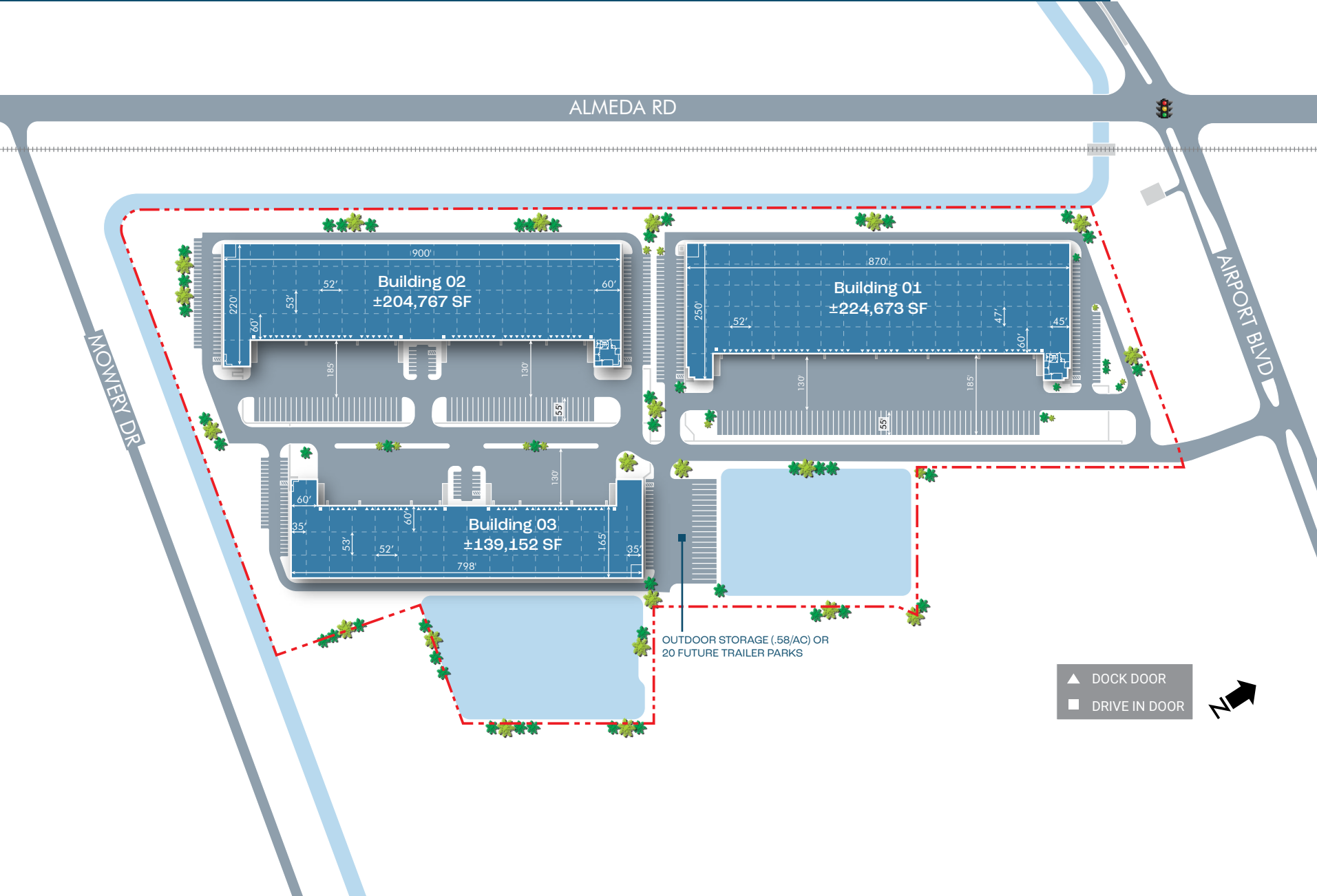
Spec Office
±3,377 SF



Truck Court Depth
130 FT - 185 FT

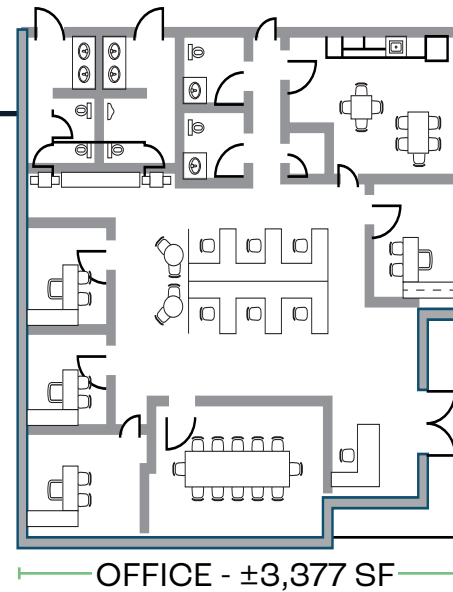
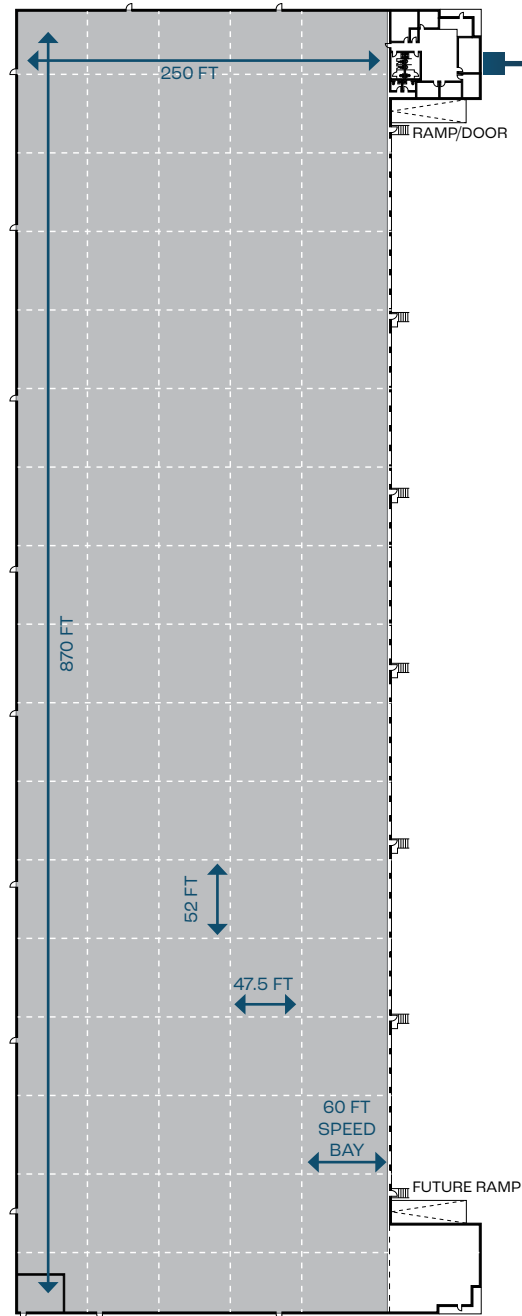


SITE PLAN



FLOOR PLAN

BUILDING 1 ±224,673 SF

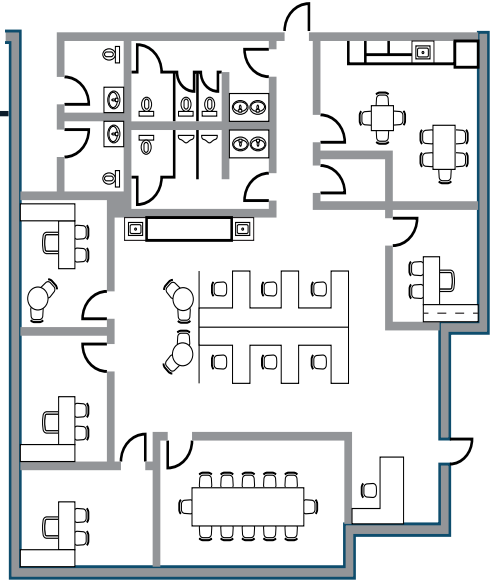
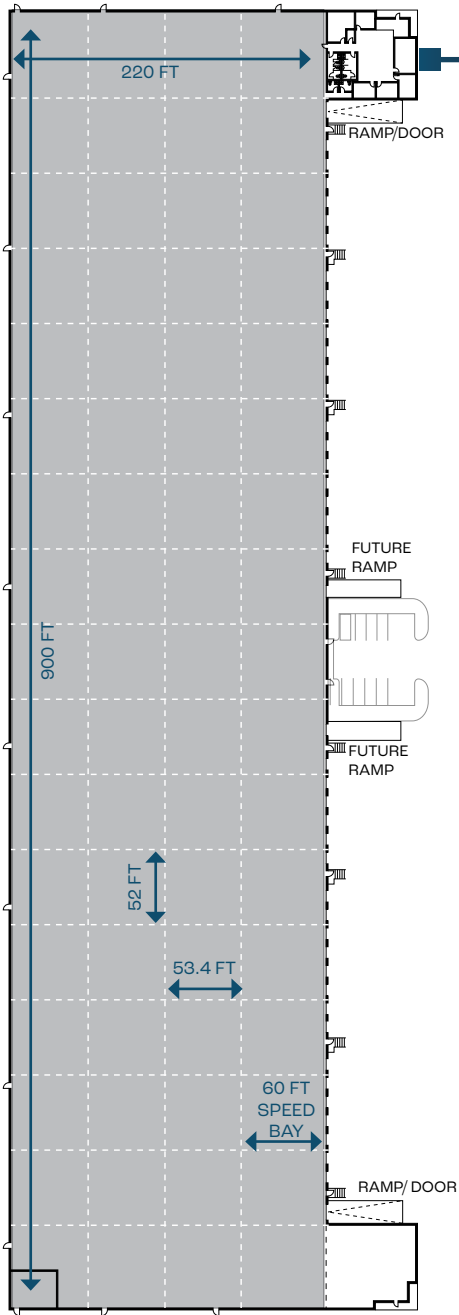


BUILDING SPECIFICATIONS

Dock High	49 (9 FT X 10 FT)
Oversized Ramps	2 (12 FT X 14 FT)
Speed Bays	60 FT
Clear Height	32 FT
Column Spacing	52 FT X 47.5 FT
Car Parks	111 Spaces
Trailer Parks	61 Spaces
Minimum Divisibility	±60,000 SF

FLOOR PLAN

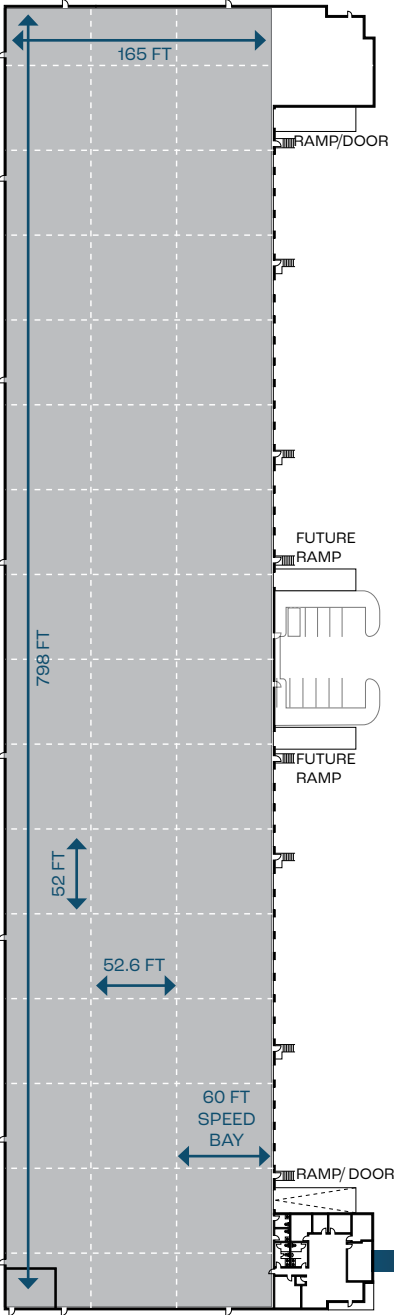
BUILDING 2 ±204,767 SF



BUILDING SPECIFICATIONS	Dock High	49 (9 FT X 10 FT)
	Oversized Ramps	2 (12 FT X 14 FT)
	Speed Bays	60 FT
	Clear Height	32 FT
	Column Spacing	52 FT X 53.4 FT
	Car Parks	123 Spaces
	Trailer Parks	56 Spaces
	Minimum Divisibility	±50,000 SF

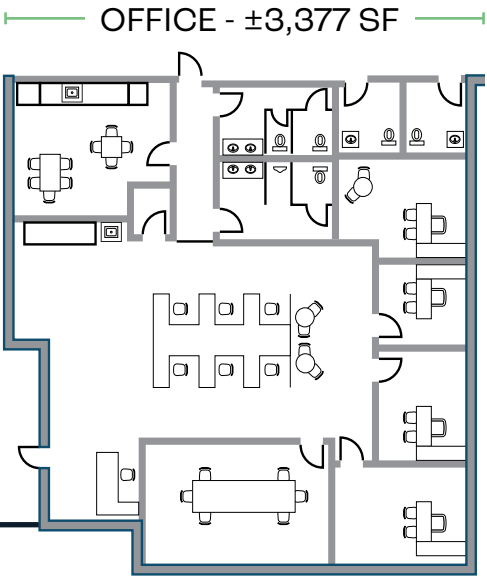
FLOOR PLAN

BUILDING 3 ±139,152 SF

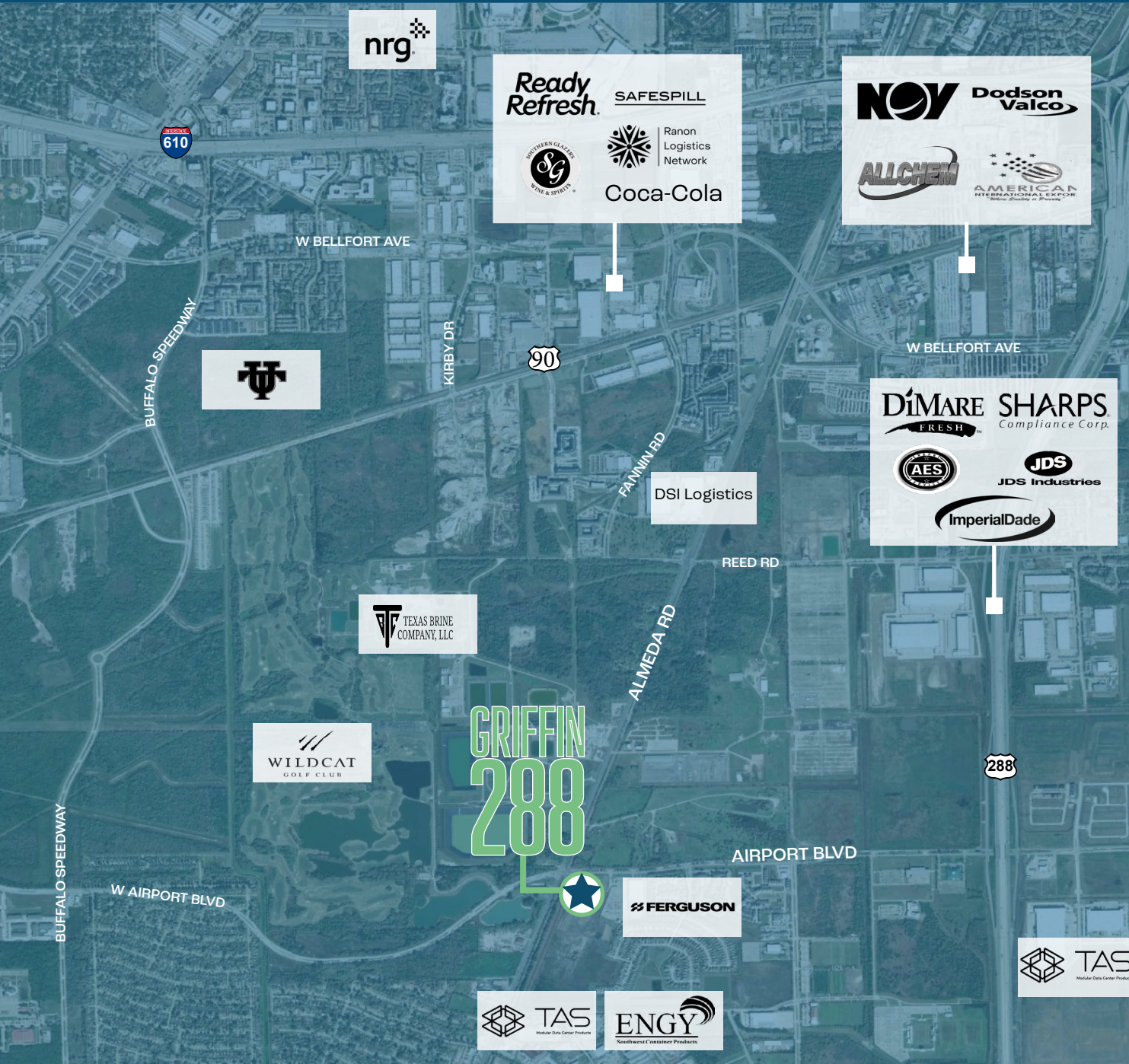


BUILDING SPECIFICATIONS

Dock High	49 (9 FT X 10 FT)
Oversized Ramps	2 (12 FT X 14 FT)
Speed Bays	60 FT
Clear Height	32 FT
Column Spacing	52 FT X 52.6 FT
Car Parks	77 Spaces
Trailer Parks	Remote spaces available
Minimum Divisibility	±40,000 SF



AREA BUSINESSES



KEY HIGHLIGHTS

Direct proximity to Houston's largest economic hubs: Downtown (CBD) and The Texas Medical Center

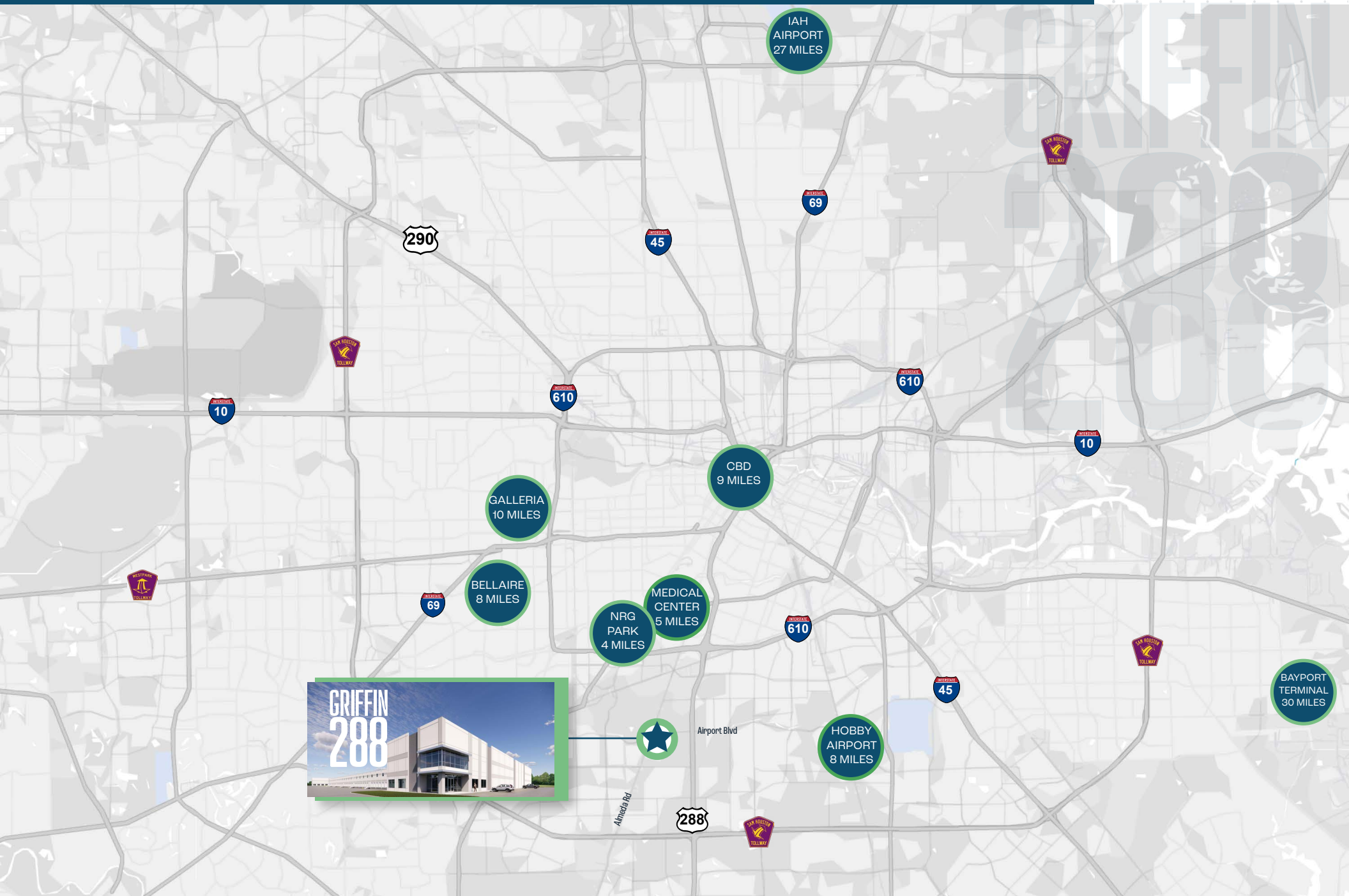
Population growth has exponentially grown along the 288 corridor by one million people over the last ten years

Highway 288 exceeds daily traffic counts of over 100,000 cars per day

Highway 288 has four completed and managed toll lanes with an additional two more free lanes to be added by 2030

Population is robust with approximately 1.4 million people living within a 10 mile radius

Proximate daytime population (daytime workforce) nears 1 million people within a 10 mile radius





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FOR MORE INFORMATION

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A DEVELOPMENT BY:

 **PEAKLINE**

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