



WAYPOINT



BUILDING 01 FEATURES

- ◀ 66,890 SF - 221,438 SF available
- ◀ 3,308 SF office
- ◀ Cross-dock configuration
- ◀ 32' clear height
- ◀ 135' truck court (east side)
- ◀ 190' truck court (west side)
- ◀ 62 dock-high doors
- ◀ 3 ramps – 12' x 14'
- ◀ 50' x 60' column spacing
- ◀ 178 vehicle parking spaces
- ◀ 54 trailer parking positions – 12' x 55' (west side)
- ◀ ESFR sprinkler system
- ◀ Ability to fence and secure truck court

FOR LEASING INFORMATION CONTACT:

JEREMY LUMBRERAS

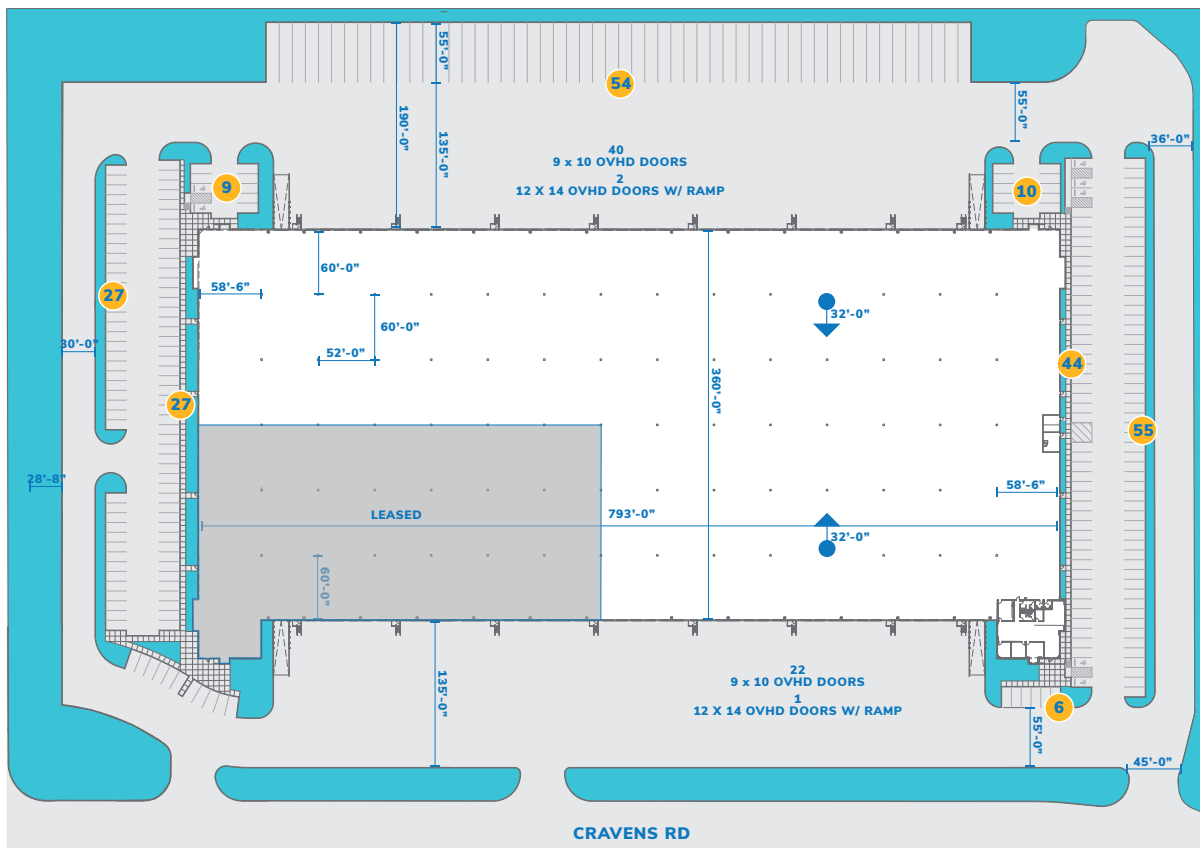
jlumbreras@streamrealty.com | 713.300.0300

BOONE SMITH

boone.smith@streamrealty.com | 713.300.0267

BUILDING 01 | 221,438 SF For Lease

411 CRAVENS ROAD
MISSOURI CITY, TX 77489



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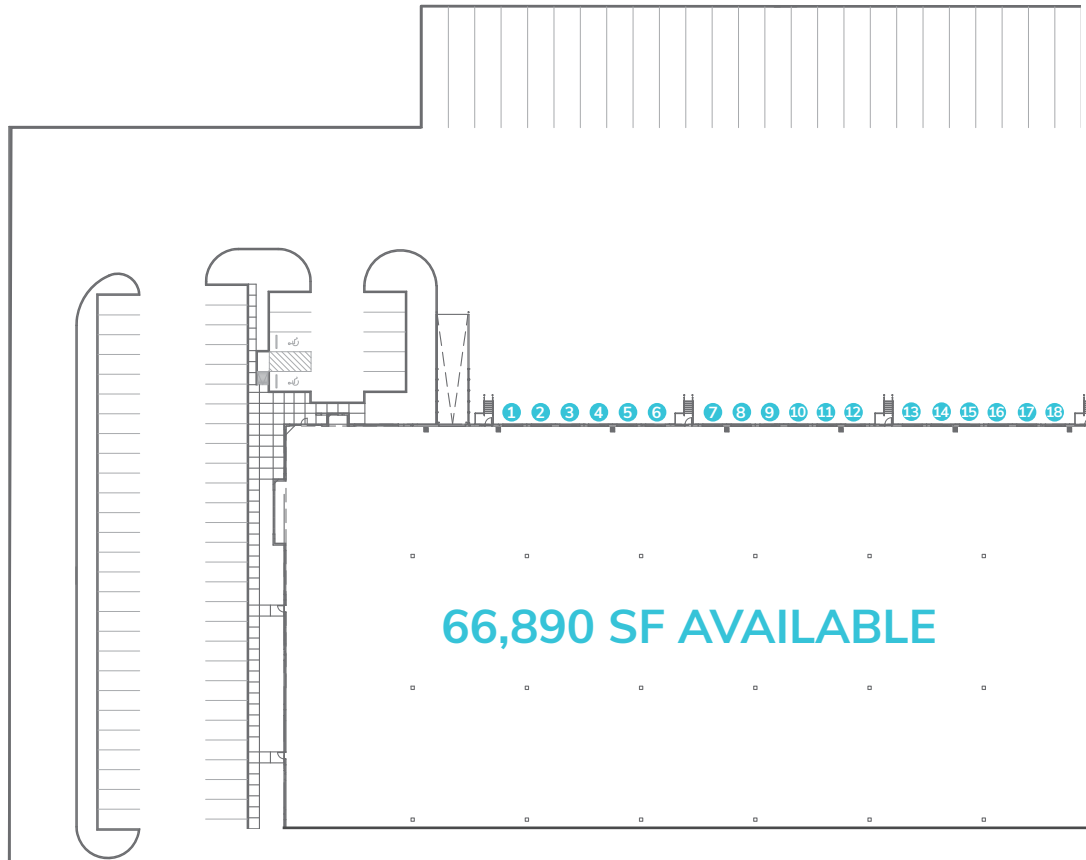
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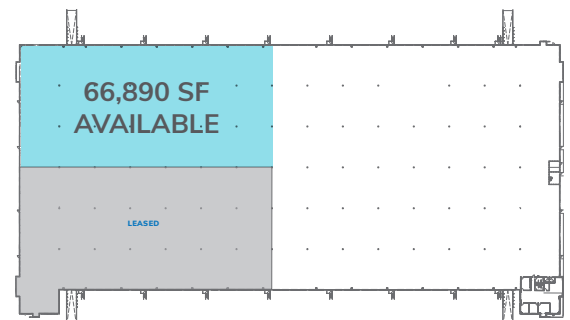
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Demised Option 1

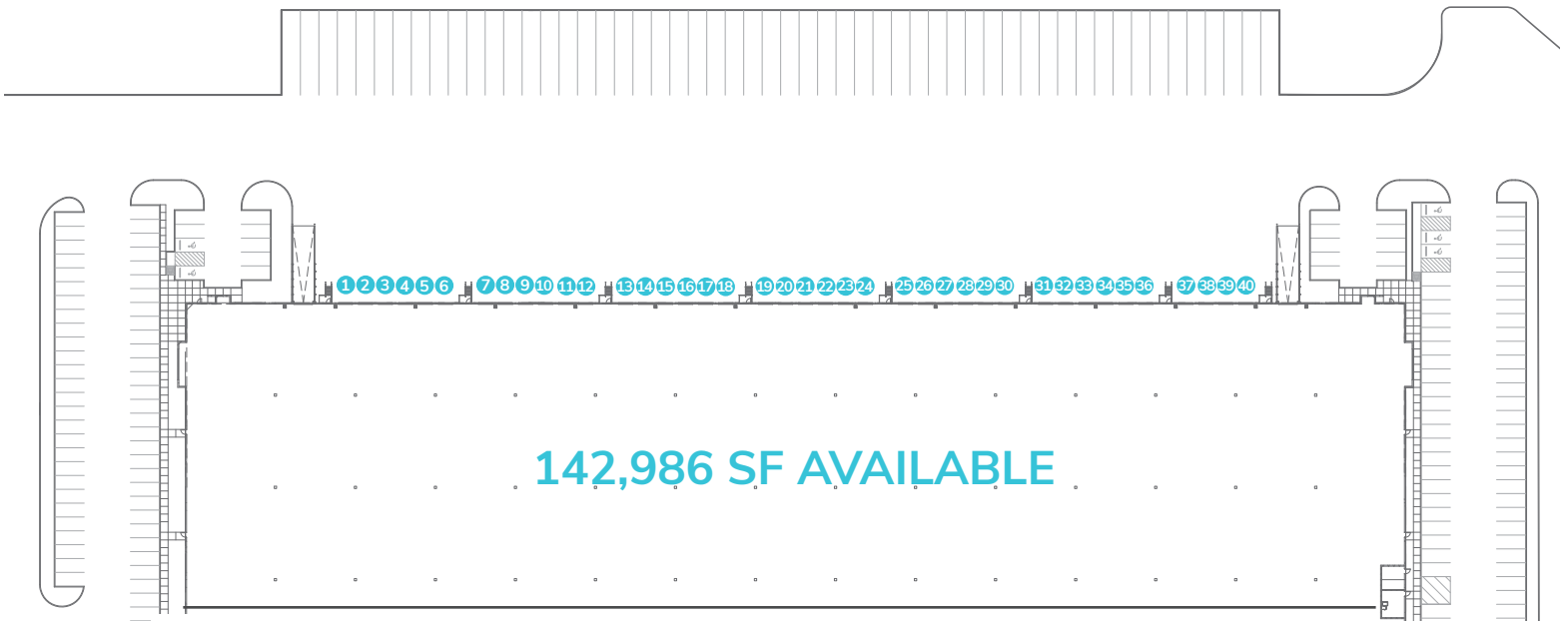


SITE FEATURES:

- ◀ 66,890 SF available
- ◀ Built-to-suit office
- ◀ 32' clear height
- ◀ 190' truck court
- ◀ 18 dock-high doors
- ◀ 1 ramp – 12' x 14'
- ◀ 52' x 60' column spacing
- ◀ 63 vehicle parking spaces
- ◀ 25 trailer parking positions – 12' x 55'
- ◀ ESFR sprinkler system
- ◀ Ability to fence and secure truck court

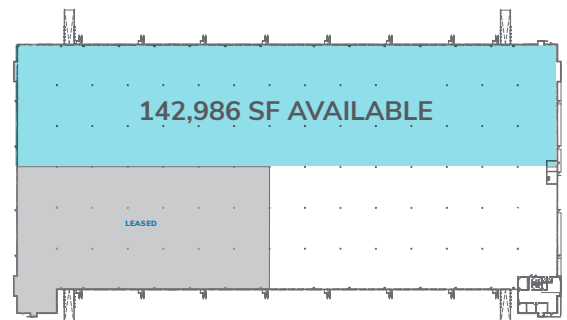


Demised Option 2



SITE FEATURES:

- ◁ 32' clear height
- ◁ 190' truck court
- ◁ 40 dock-high doors
- ◁ 2 ramps 12' x 14'
- ◁ 52' x 60' column spacing
- ◁ 125 vehicle parking spaces
- ◁ 54 trailer parking positions – 12' x 55'
- ◁ ESFR sprinkler system
- ◁ Ability to fence and secure truck court



FOR LEASING INFORMATION CONTACT:

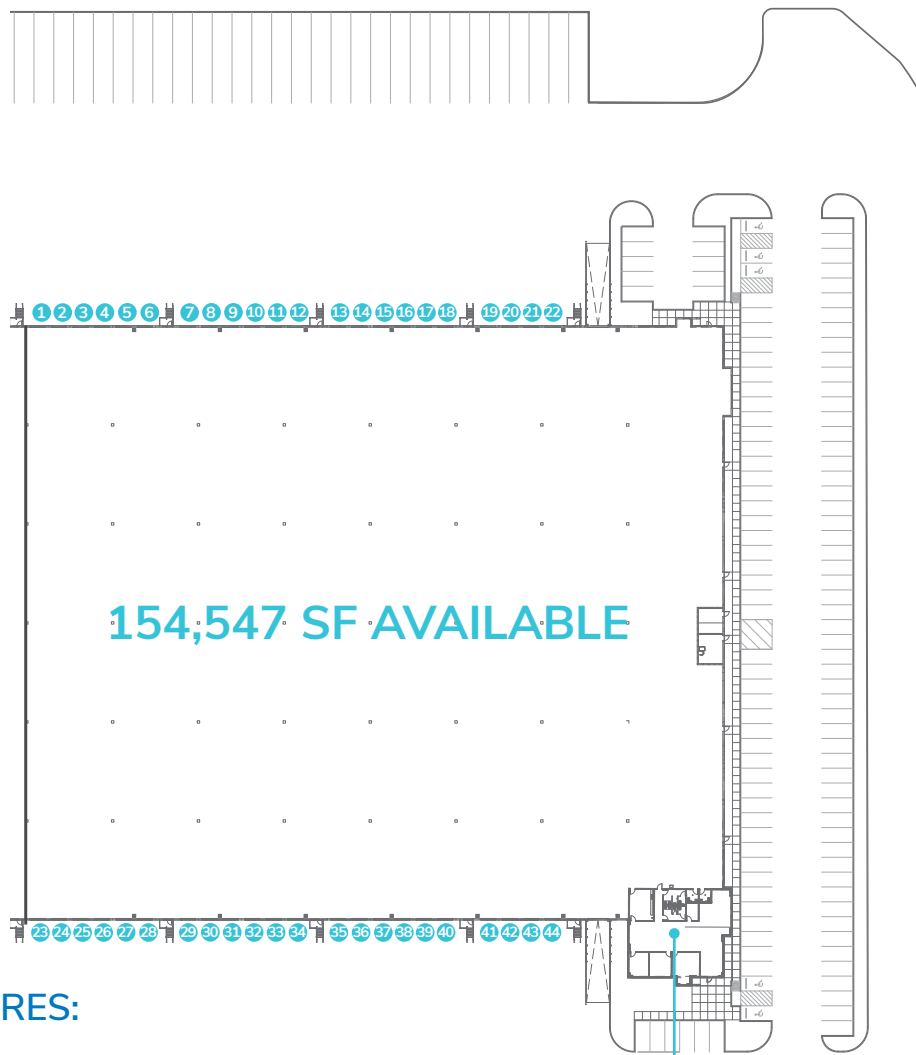
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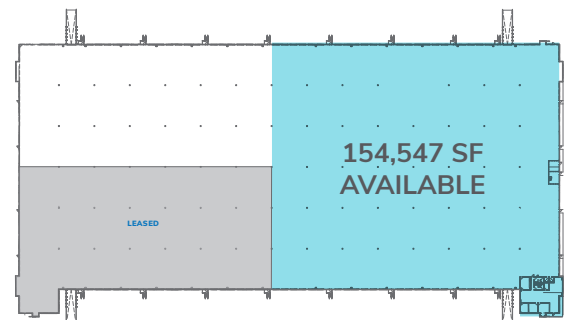
Demised Option 3



SITE FEATURES:

- ◊ 3,308 SF office
- ◊ 32' clear height
- ◊ 135' truck court (east side)
- ◊ 190' truck court (west side)
- ◊ 44 dock-high doors
- ◊ 2 ramps 12' x 14'
- ◊ 52' x 60' column spacing
- ◊ 115 vehicle parking spaces
- ◊ 28 trailer parking positions
- ◊ ESFR sprinkler system
- ◊ Ability to fence and secure truck court

3,308 SF OFFICE



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JEREMY LUMBRERAS

jlumbreras@streamrealty.com | 713.300.0300

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boone.smith@streamrealty.com | 713.300.0267