

#### PORT225

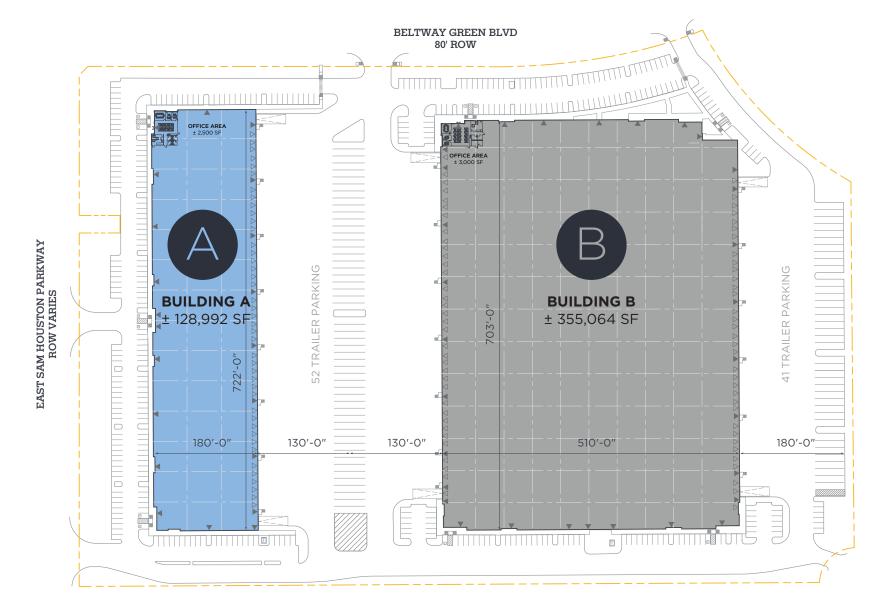
**COMMERCE CENTER** 





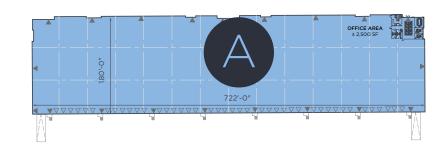


#### Site Plan



### Building A

128,992 SF (DIVISIBLE)



Office: 2,500 SF

Rear load

Up to 52 trailer parks

179 auto parks

32' clear

54' x 60' column spacing

60' speed bays

42 dock high doors

2 drive in ramps

ESFR sprinklers

LED lights

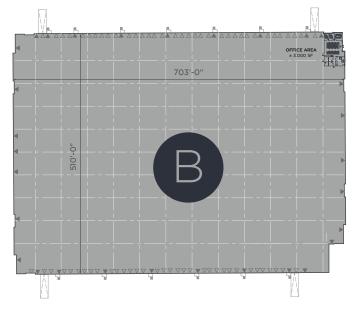
Beltway 8 frontage and access

130' truck court depth

### Building B

355,064 SF

(DIVISIBLE)



Office: 3,000 SF

**Cross dock configuration** 

36' clear

56' x 48-9" column spacing

60' speed bays

60 dock high doors

4 drive in ramps

Up to 62 trailer parks

179 auto parks

**ESFR** sprinklers

**LED lights** 

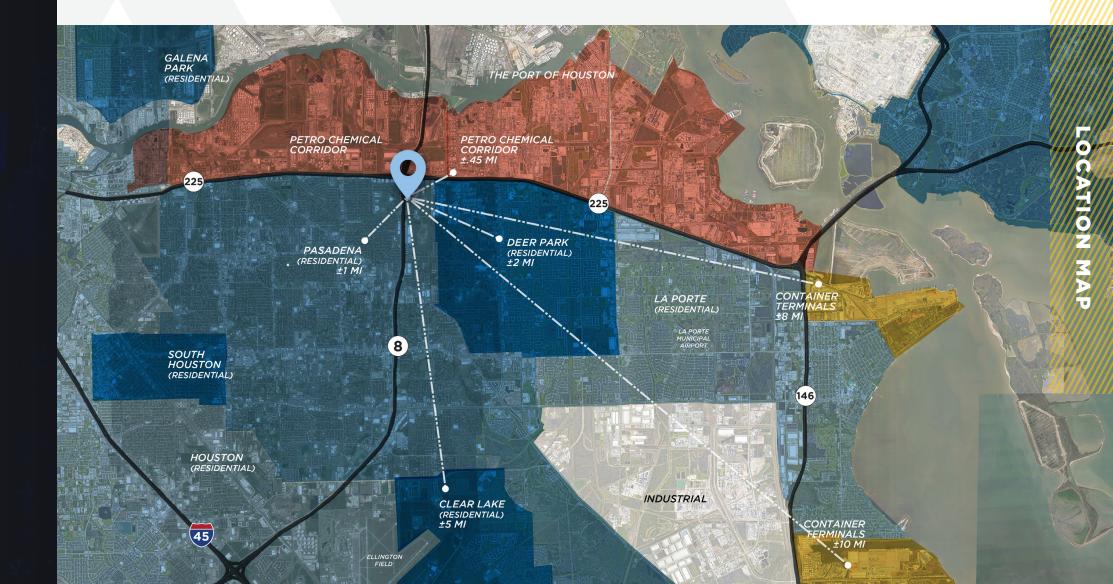
130' truck court depth

BUILDING SPECS

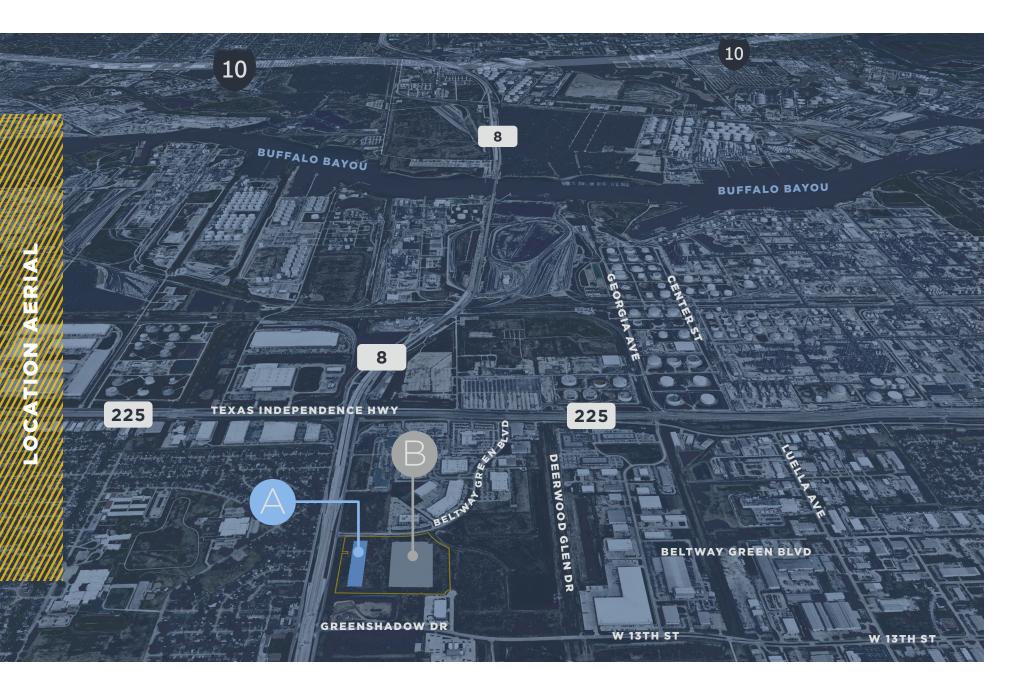
# Your Industrial Advantage

— Houston's Superior Accessibility

## Positioned for Streamlined Success



### Excellent Labor Access



### Top-ranked Port of Houston

HOUSTON IS A VIBRANT, GROWING, INTERNATIONAL CITY FUELED BY TRADE, WHICH CERTAINLY SHOWS IN THE PORT'S TRADE STATISTICS.

Largest Gulf Coast container port, handling 70% of U.S. Gulf Coast container traffic

**Largest Texas port** with **97% market share** in containers Statistical Highlights for the Houston Ship Channel complex

2021: **193.8 million** short tons 2020: **276 million** short tons

**1st ranked**U.S. port in foreign waterborne tonnage

1st ranked U.S. port in total foreign and domestic waterborne tonnage **3rd ranked**U.S. port in terms of total foreign cargo value \$169.7 B

7th ranked U.S. container port by total TEUs //////////

1st ranked (2021)
Largest Texas port with
35% of market share by
tonnage



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