



# For Sublease

**±48,960 SF industrial office/warehouse**

## Site features:

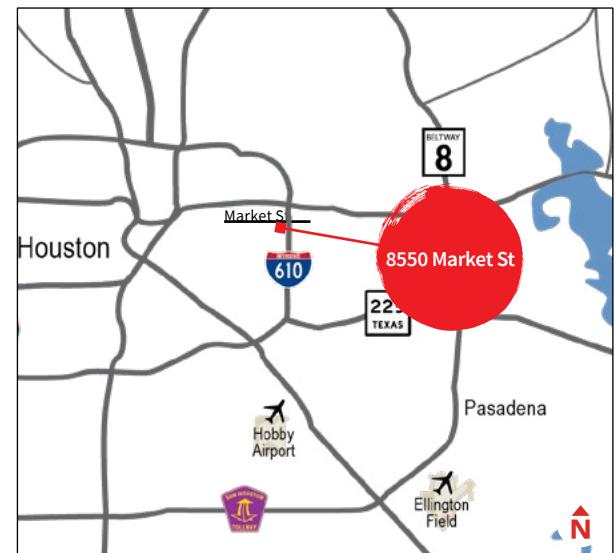
- **Total:** ±48,960 SF
- **Office:** ±4,645 SF
- **Warehouse:** 44,315 SF
- **Clear Height:** 28'
- **Loading:** 4 dock-high doors with mechanical pit levelers, 1 ramp
- **Sprinkler:** ESFR
- Free-standing building
- East Houston infill location offering easy access to Interstate 10, Loop 610 and Highway 90
- Market Street frontage
- **Asking rate:** Please contact broker

**8550B Market St.  
Houston, TX 77029**

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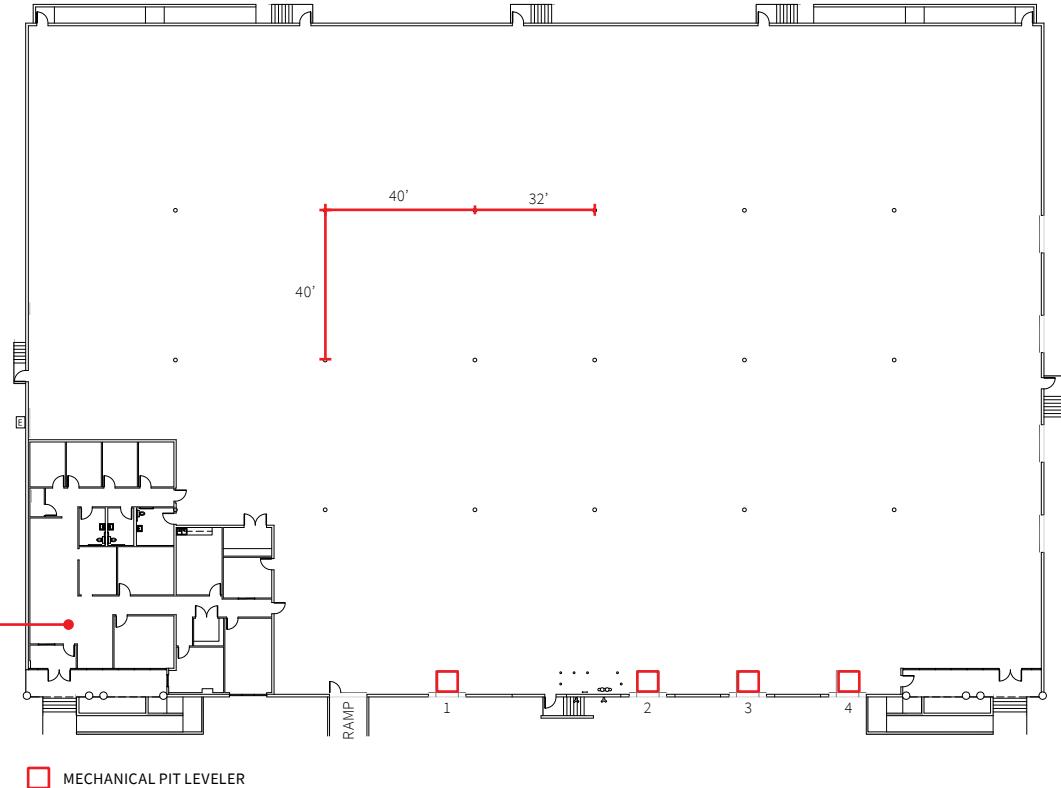
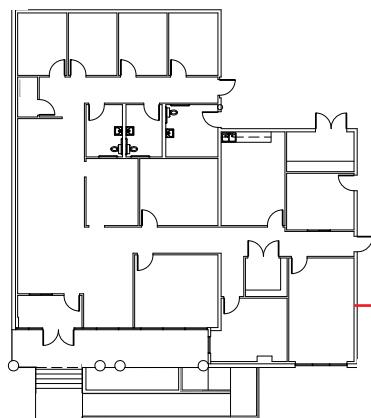
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8550B Market St. | Houston, TX 77029

OFFICE: 4,645 SF



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## Location Facts

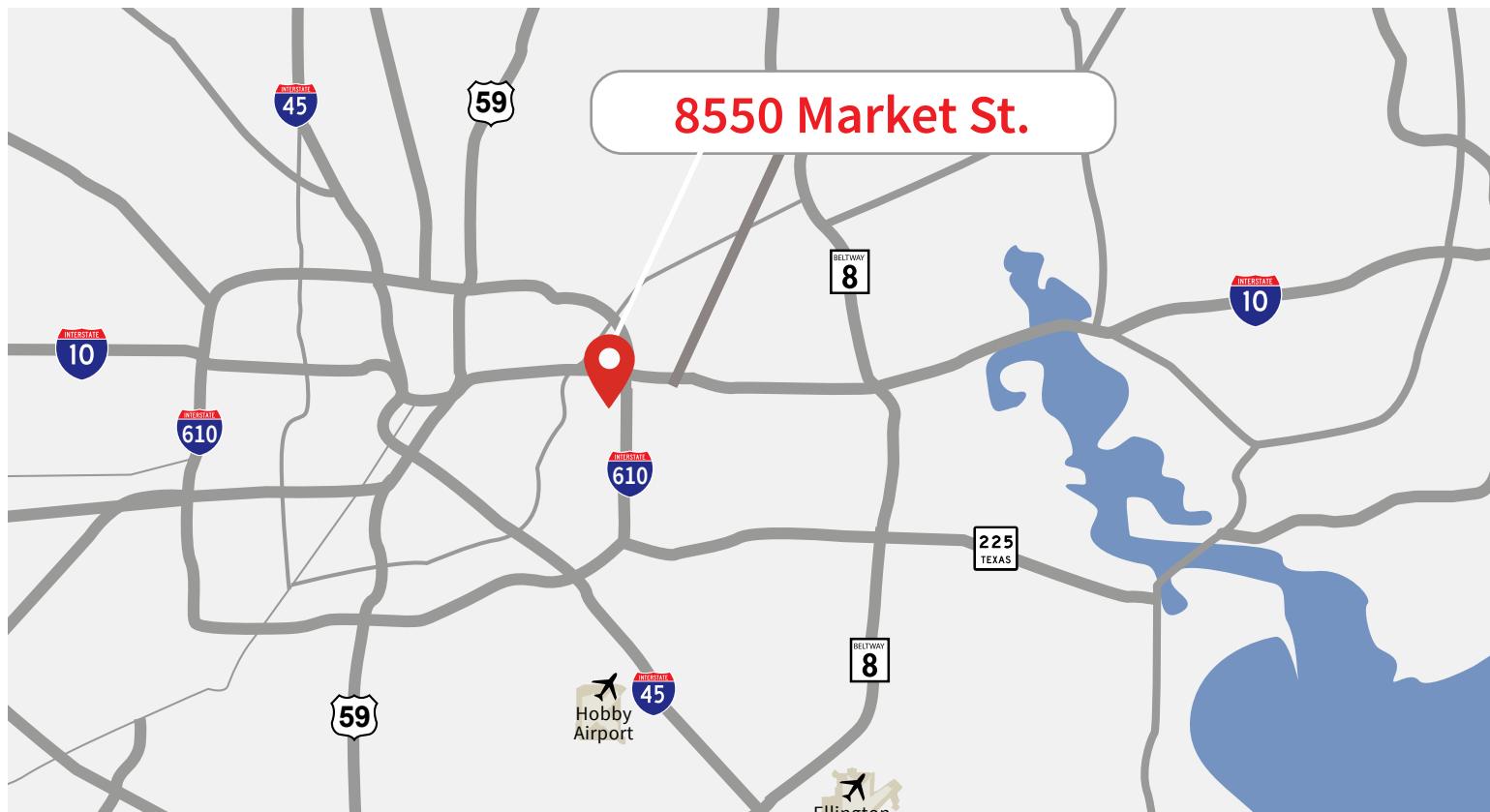
The Property is strategically located within Houston's port market only 3 miles from Bayport Terminal and 8 miles from Barbours Cut.

### PORT HOUSTON DATA POINTS

- Port Houston receives 68% of all container loads that enter the gulf
- Refineries in Houston produce approximately 74% of all plastics resins in the US.
- Collectively the Refineries have been going through a \$60 billion expansion since 2015.
- Liners arrive with full containers and depart with plastic resins.

### VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
Downtown Houston	±6.4 miles
Hobby Airport	±8.8 miles
Beltway 8	±9.2 miles
Highway 146	±19 miles
Baytown	±19.9 miles
Barbours Cut	±21.4 miles
IAH Airport	±22.1 miles
Bayport Terminal	±26.9 miles
Austin	±168 miles
San Antonio	±203 miles
Dallas	±245 miles



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