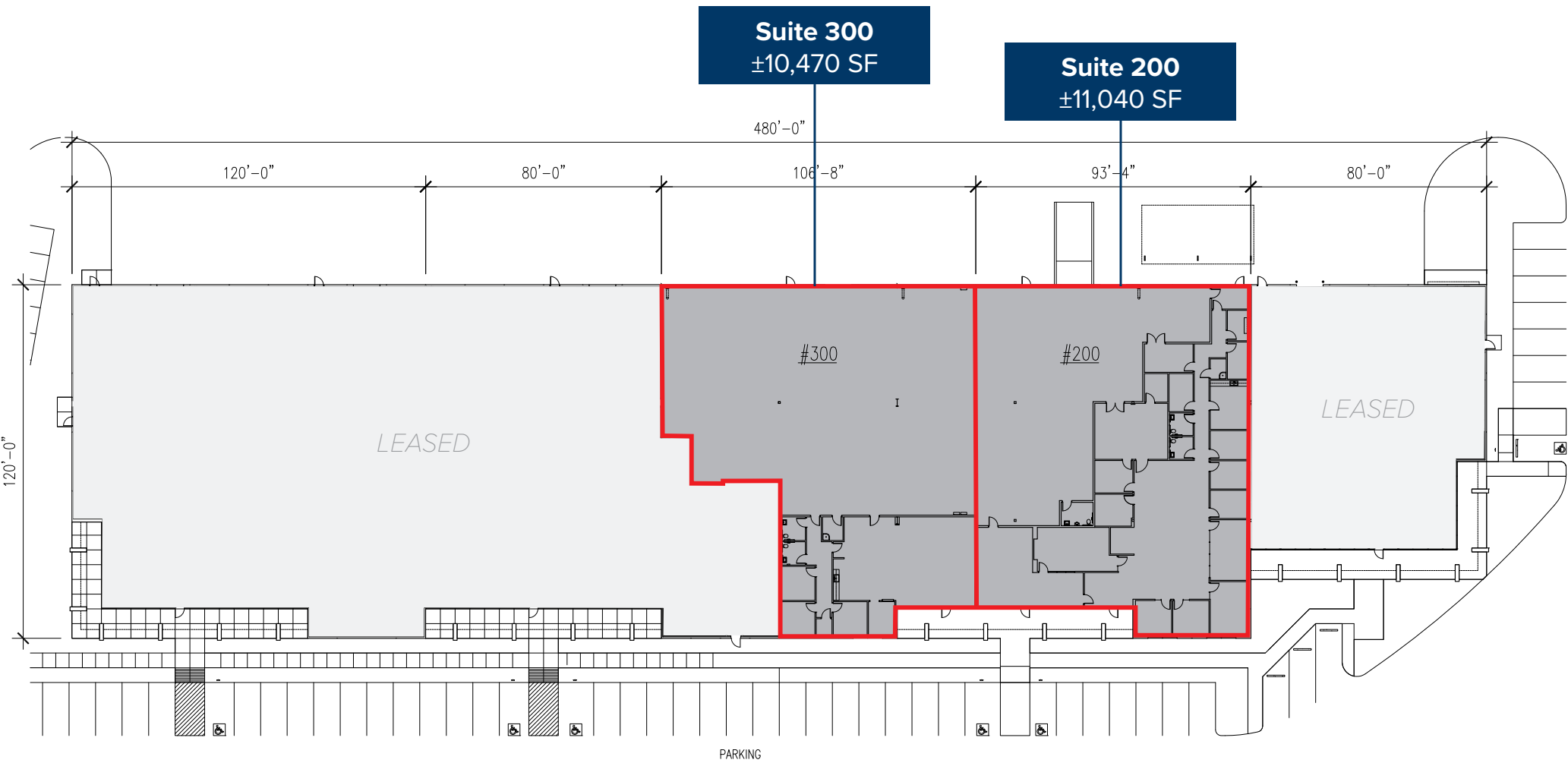


PARK 845
CROSSING
BUILDING A



±22,320 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE
11710 North Freeway | Houston, TX 77060



PROPERTY OVERVIEW



±22,320 SF Total Available
(can be subdivided)



Rear load configuration



19' Average clear height



Excellent access to
Interstate 45 & Beltway 8



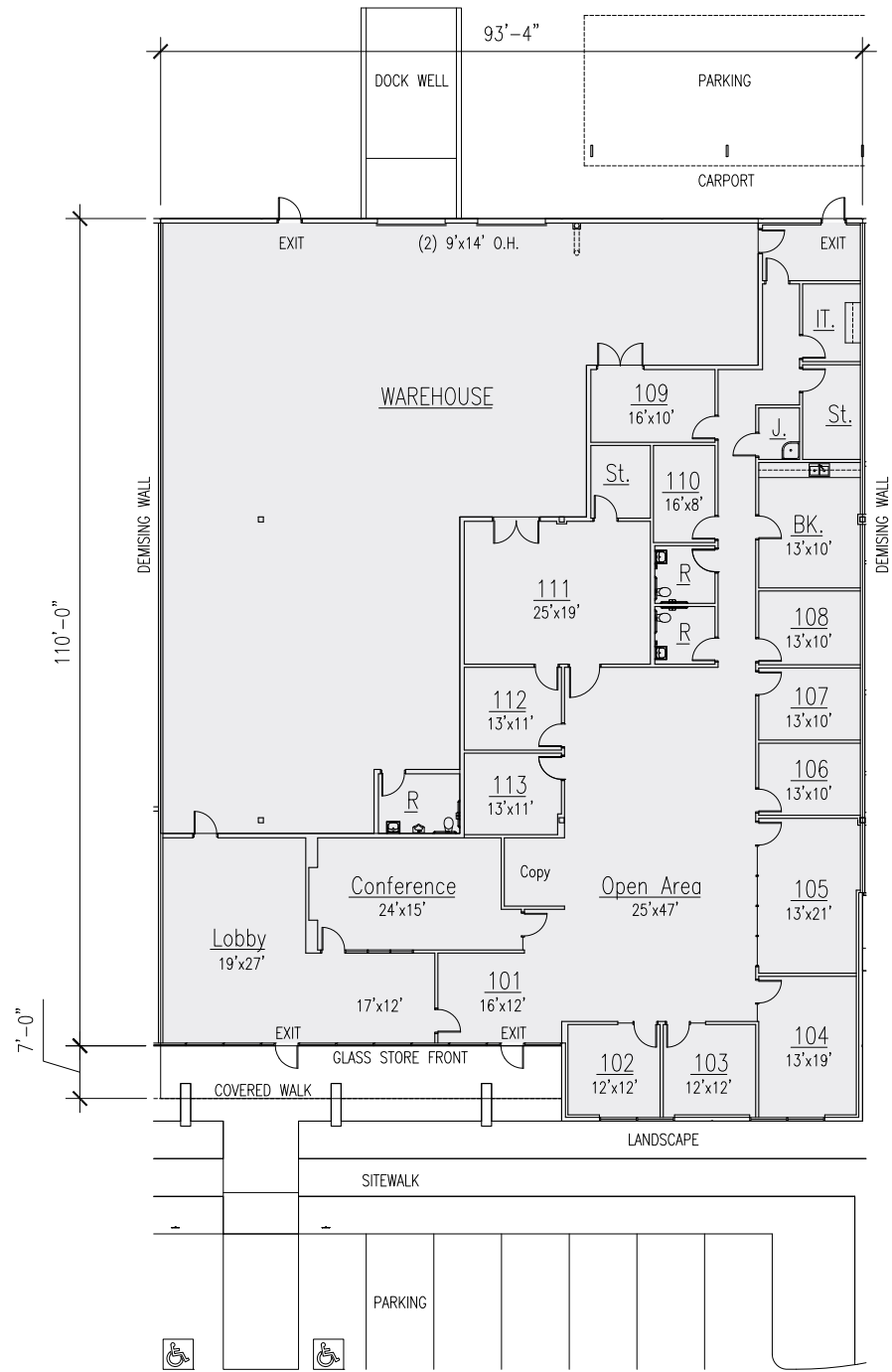
ESFR Sprinklered



Contact brokers for more
information

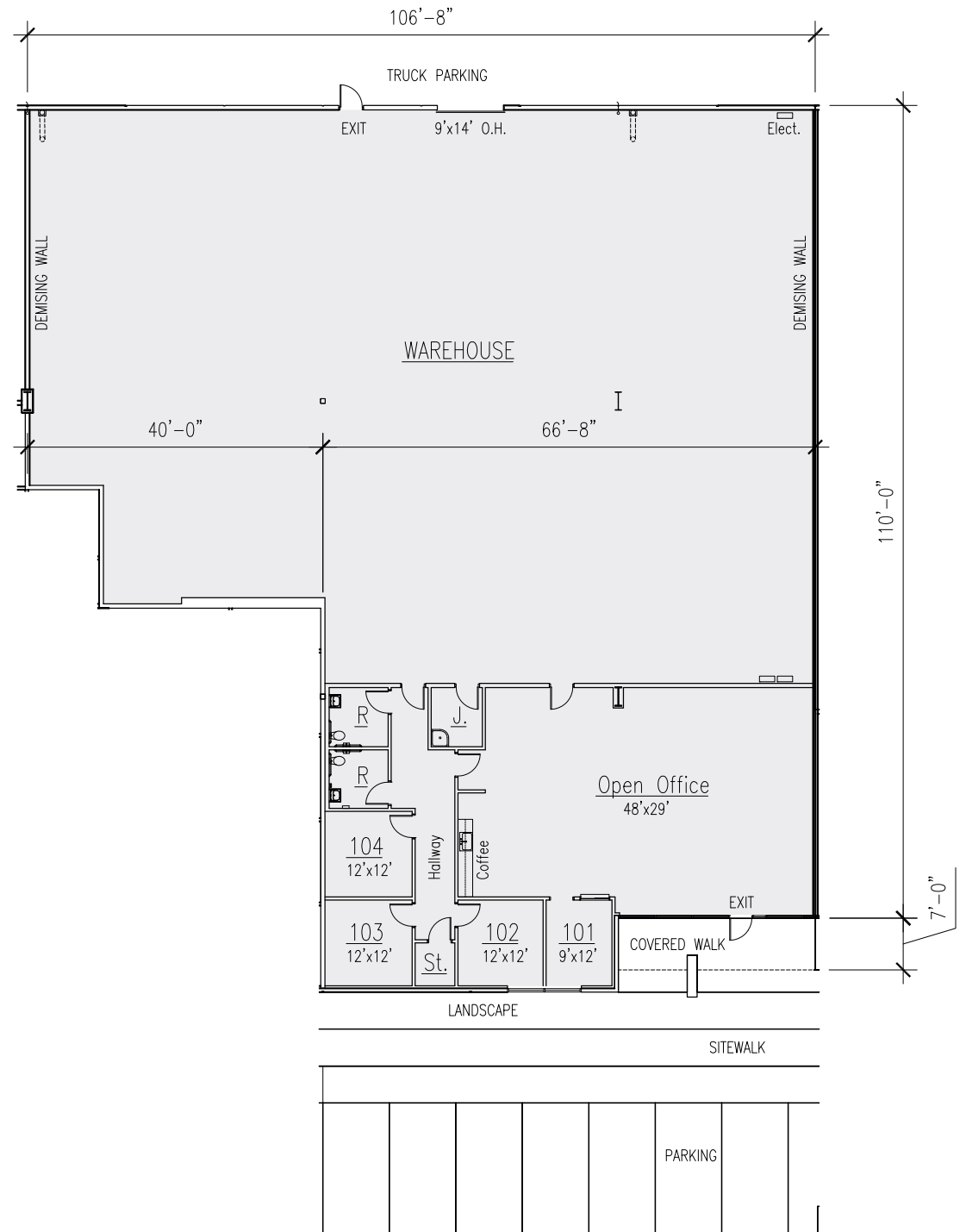
SUITE 200 OVERVIEW

- ±11,040 SF Total Available
- ±6,674 SF Total Office
- ±4,366 SF Warehouse
- One (1) dock-high door
- One (1) grade level door
- 18' Clear Height
- ESFR Sprinkler System



SUITE 300 OVERVIEW

- ±10,470 SF Total Available
- ±2,706 SF Total Office
- ±7,764 SF Warehouse
- One (1) grade level door
- 19' Clear Height
- ESFR Sprinkler System



SUPERIOR LOCATION

The site is centrally located at the southeast corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.



INTERSTATE
45

BELTWAY
8

Greenspoint Dr

Esplanade Blvd

Imperial Valley Dr

Aldine Bender Rd

A

B

LEASED

LEASED

LEASED

LEASED



PARK 845 CROSSING

Immediate Access to Interstate 45 & Beltway 8

13 minutes to The Grand Parkway

15 minutes to George Bush Intercontinental Airport (IAH)

15 minutes to Interstate 10

20 minutes to The Woodlands

20 minutes to Downtown Houston

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