



# I-10 WEST TRADE CENTER

I-10 WEST TRADE CENTER  
31270 KINGSLAND BOULEVARD  
BROOKSHIRE, TX 77423

A HUNT SOUTHWEST DEVELOPMENT



FOR LEASE – 1,051,080 SF STATE-OF-THE-ART, DISTRIBUTION/FULFILLMENT FACILITY



FOR MORE  
INFORMATION:

JASON DILLEE  
713-577-1796

NATHAN WYNNE  
713-577-1724



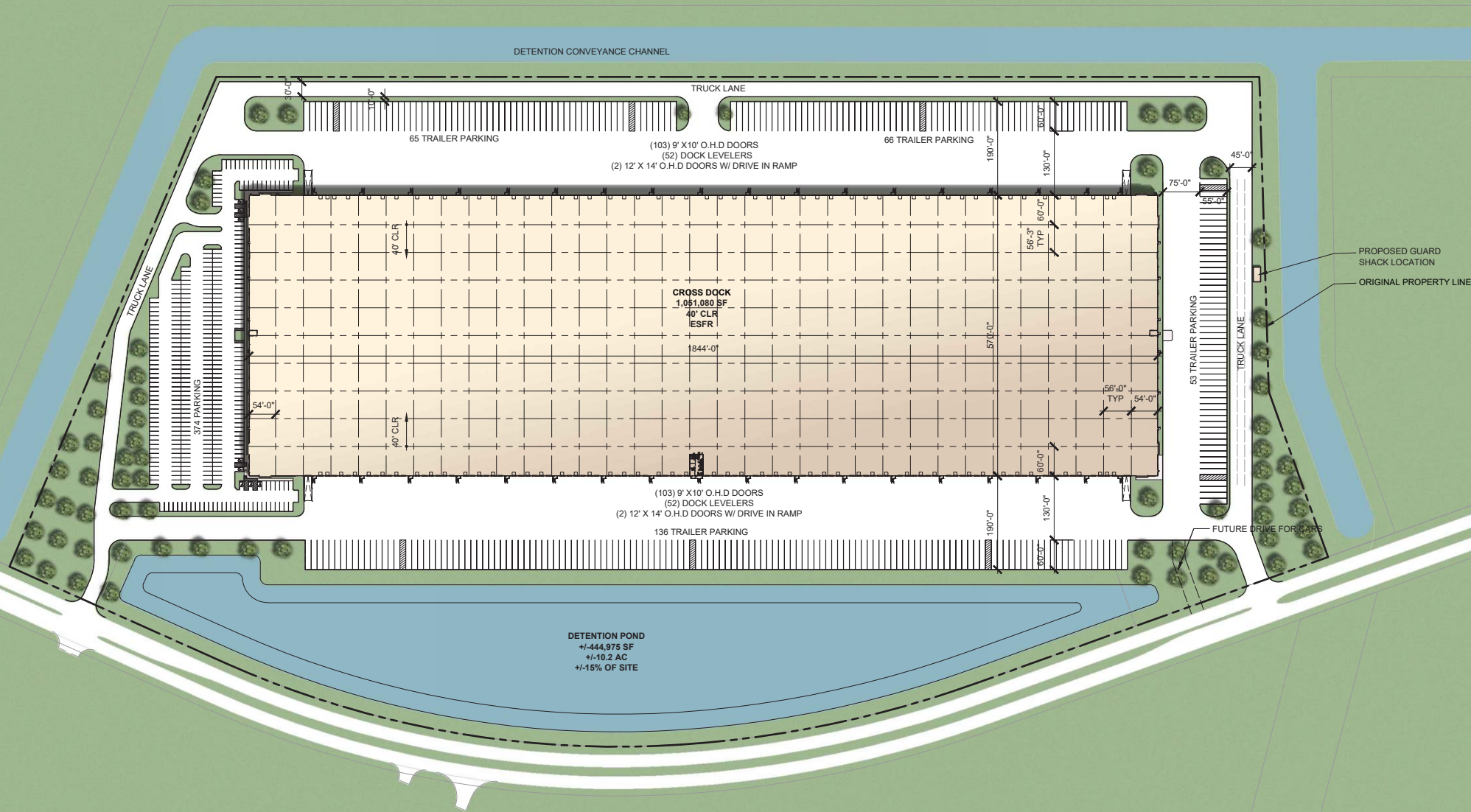




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# SITE PLAN

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## AERIAL

31270 KINGSLAND BOULEVARD  
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### I-10 WEST TRADE CENTER

- Located in high growth West Houston corridor
- Excellent access to I-10, Grand Parkway
- Tax Incentives Available
- 1,051,080 SF Cross-Dock Building
- 870 SF Shipping Office in Place
- 570' deep X 1,844' wide
- 56' deep x 50' wide typical column spacing with staging bays at 60' deep
- 40' Clear Height
- 7½" Deep, Reinforced Slab on Grade
- ESFR Sprinkler System
- TPO Roof with Skylights
- Power at 2,000A 277/480 volt, 3-phase, 4-wire, (expandable to 4,000A)
- Warehouse Lighting at 25 FC avg 36" AFF; utilizing LED fixtures and motion sensors
- Interior Warehouse Walls painted white and columns painted 10' high with safety yellow
- 206 Dock High Doors (9' x 10')
- 52 Dock Levelers
- 4 Overhead Doors with Drive In Ramp (12' x 14')
- 190' Truck Court Depth
- 320 Trailer Parks
- 374 Car Parks



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## FOR MORE INFORMATION PLEASE CONTACT:

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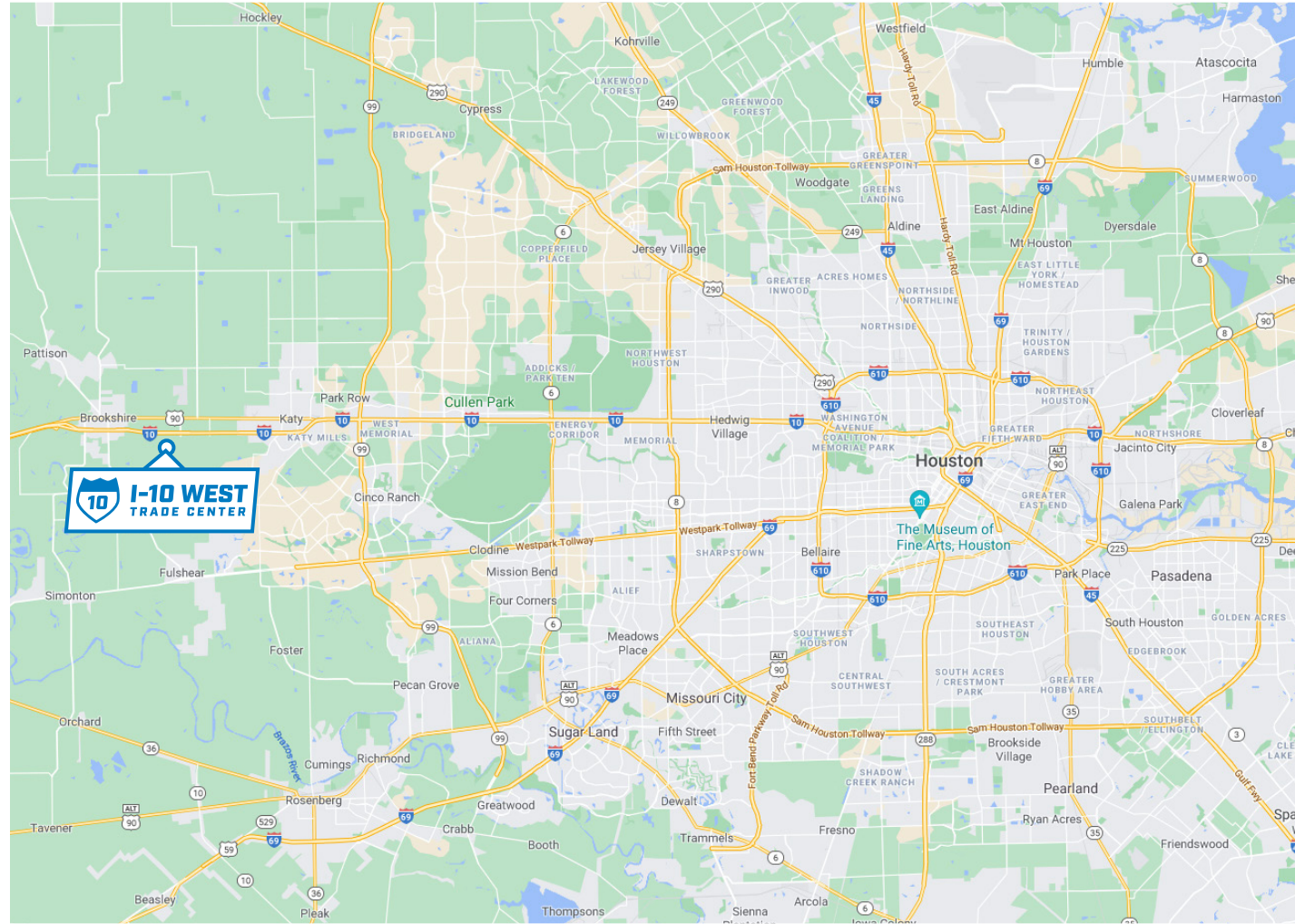
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