



EMPIRE WEST

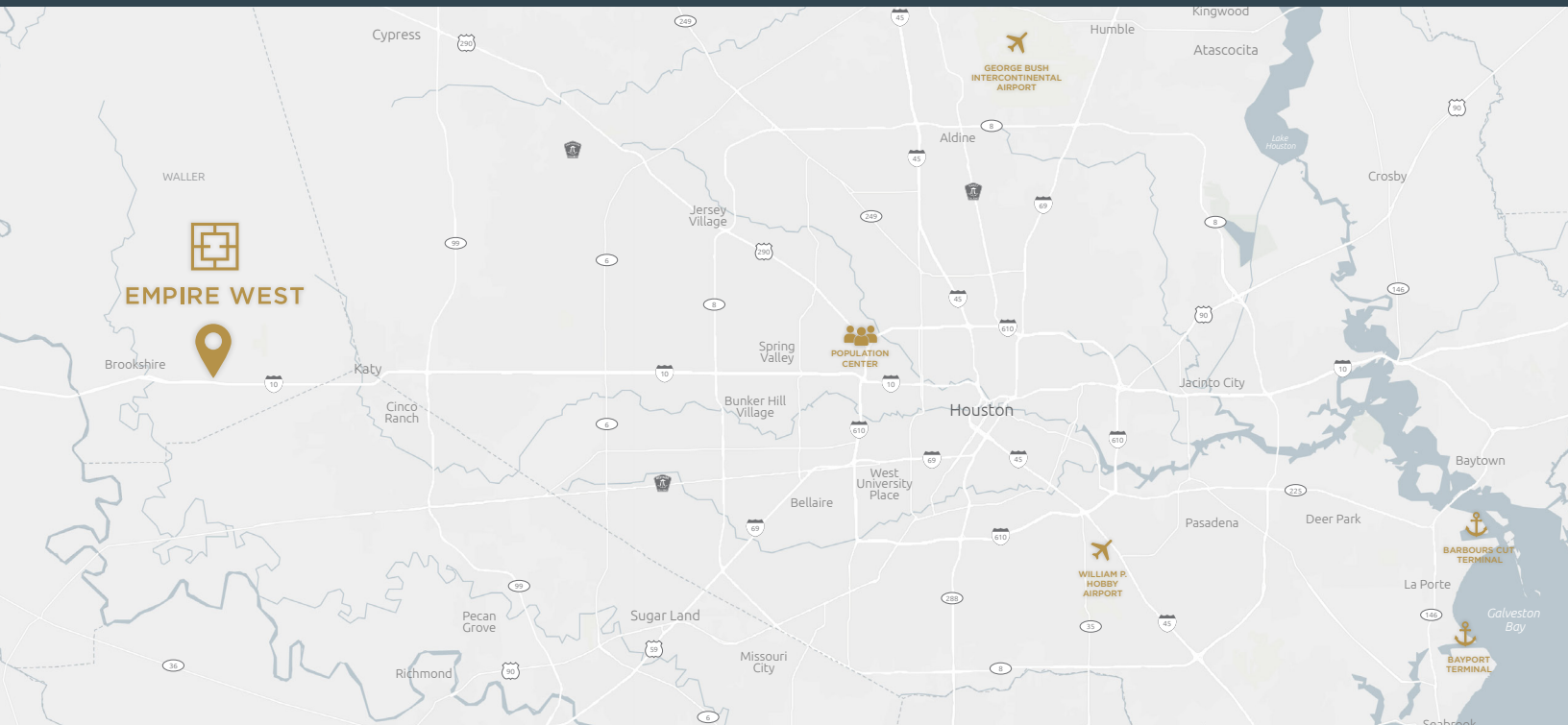
BUILDING 9 | 1,039,060 SF



CLICK TO VIEW



The New Frontier. Synonymous with expansion and the abundance of opportunity, Empire West is a world-class industrial distribution development located 36 miles west of Houston, in Brookshire, Texas— between two major thoroughfares, Interstate 10 and Highway 90.



FOR LEASING INFORMATION CONTACT

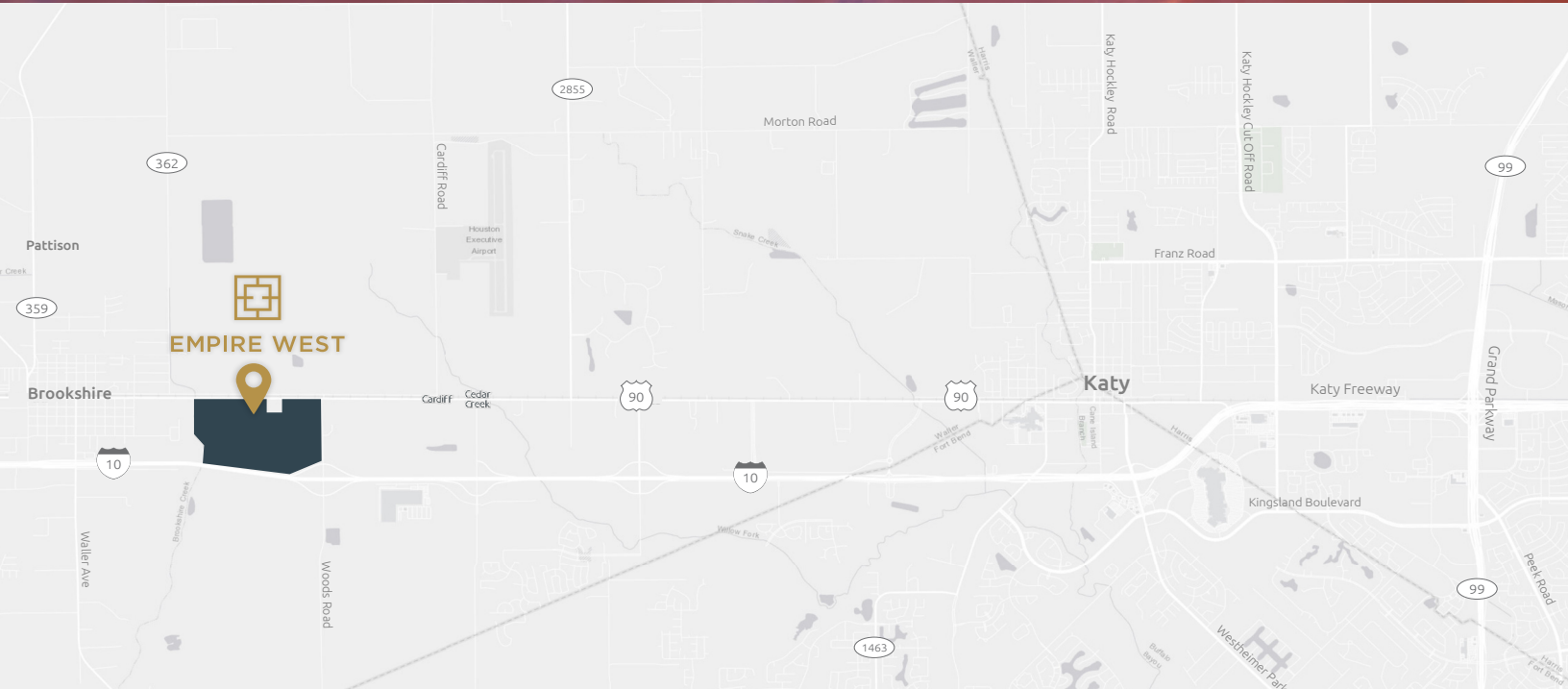
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EMPIRE WEST

BUILDING 9 | 1,039,060 SF



BUILDING 9 111 EMPIRE BOULEVARD

- 1,039,060 SF
 - Divisible to 259,765 SF
 - 1,207 SF office
- I-10 W frontage
- Cross-dock configuration
- 40' clear height
- ESFR sprinkler system
- Fully fenced and secured
- 580' building depth
- 56' x 57'- 6" column spacing
- 60' speed bay
- 185' truck court
- 196 dock-high doors / 4 ramps
- 326 trailer parking spaces
- 7" reinforced and sealed concrete slab
- 81.9 FF / 68.1 FL
- R-9, 60 mil TPO roof
- Control joints caulked
- (2) 3000 amp pad mounted transformers
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500 Year Flood Plan (Unshaded Zone X)

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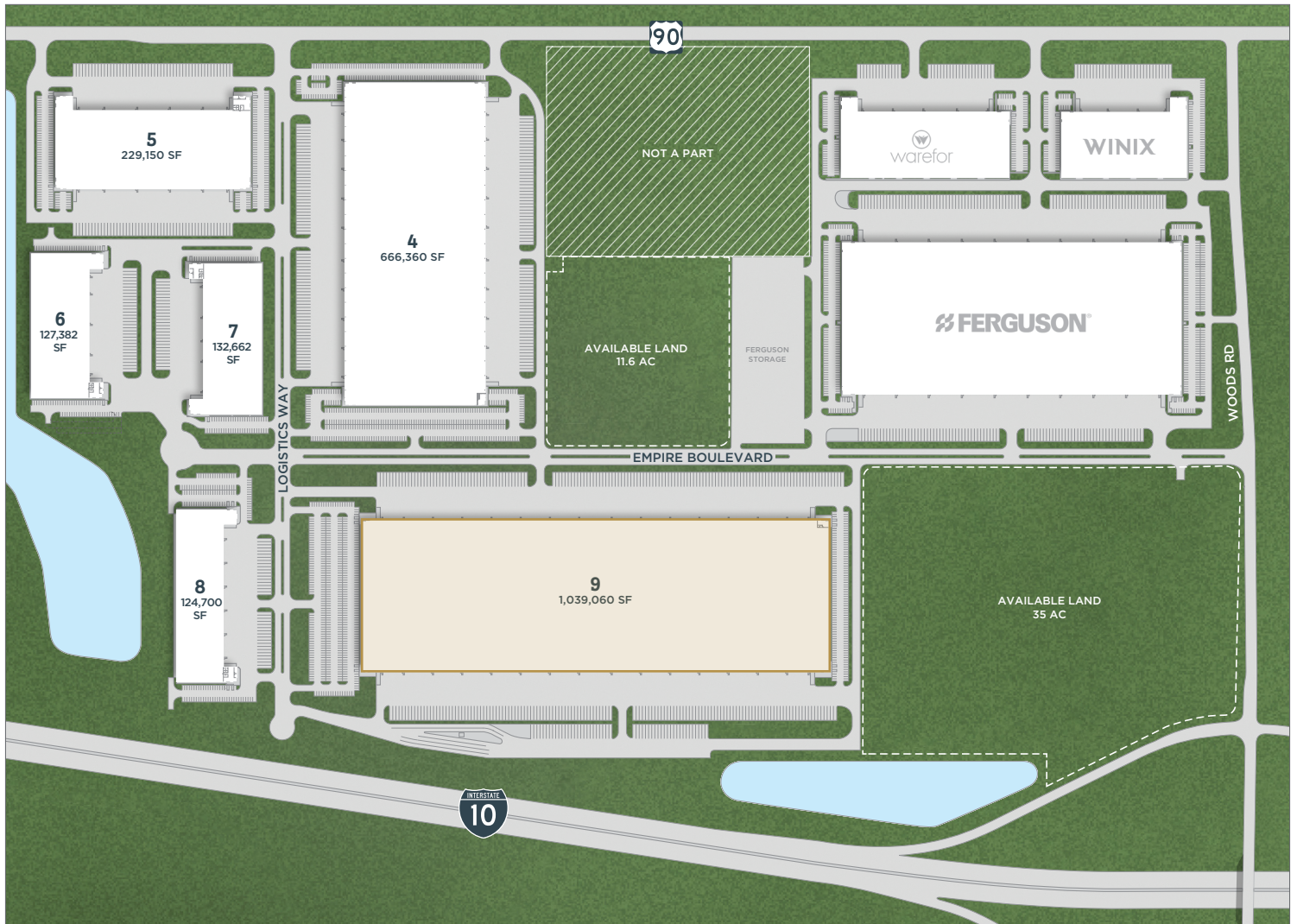
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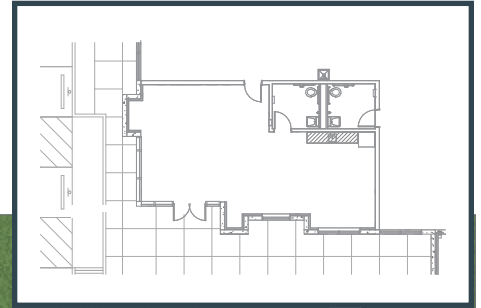




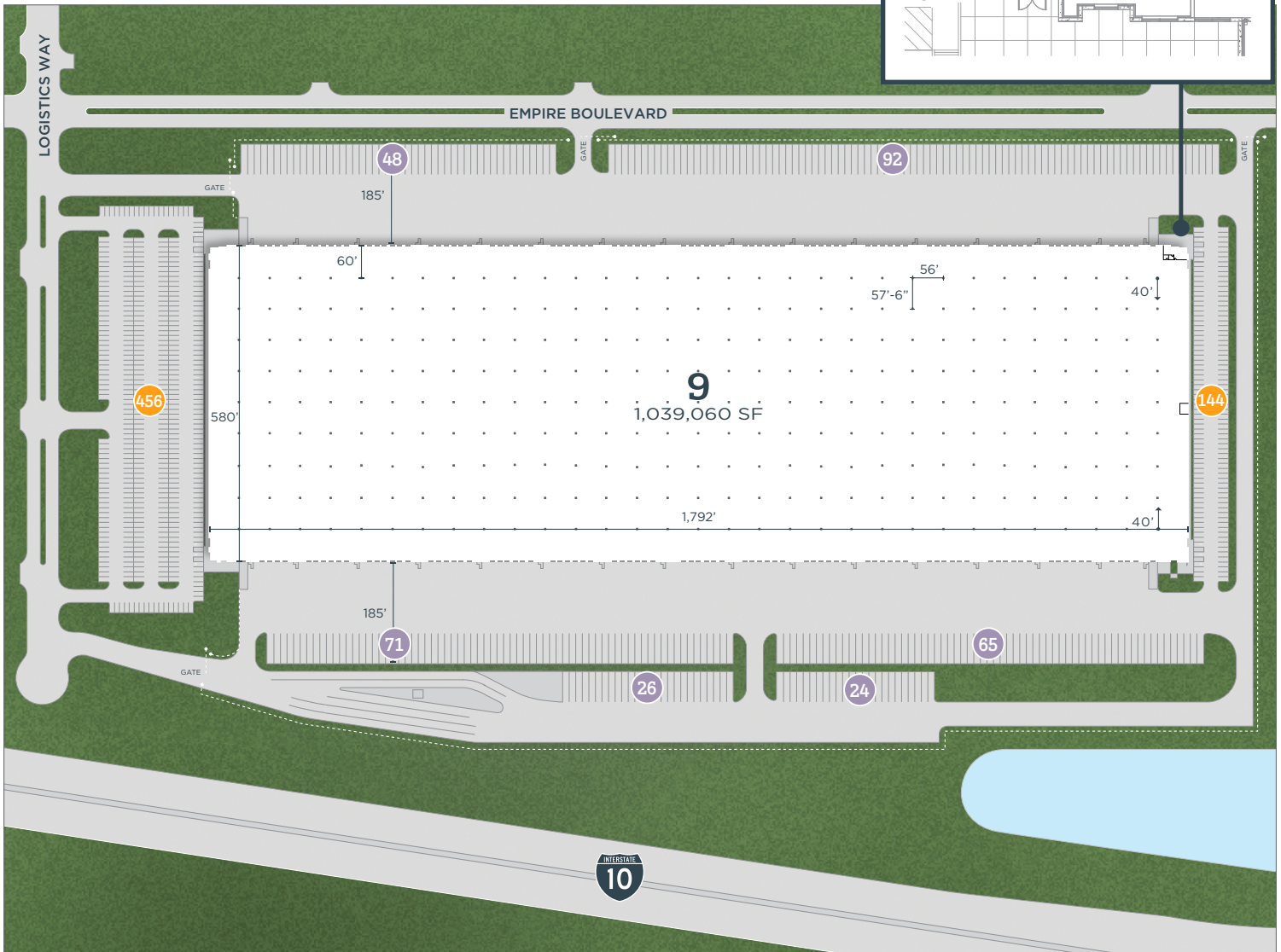
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OFFICE



- AUTO PARKING
- TRAILER PARKING



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