

# Kennedy Greens Distribution Center III

**±76,965 SF AVAILABLE REAR LOAD  
DISTRIBUTION WAREHOUSE**

13520 John F Kennedy Blvd | Houston, TX 77039

*Divisible to ±22,500 SF*



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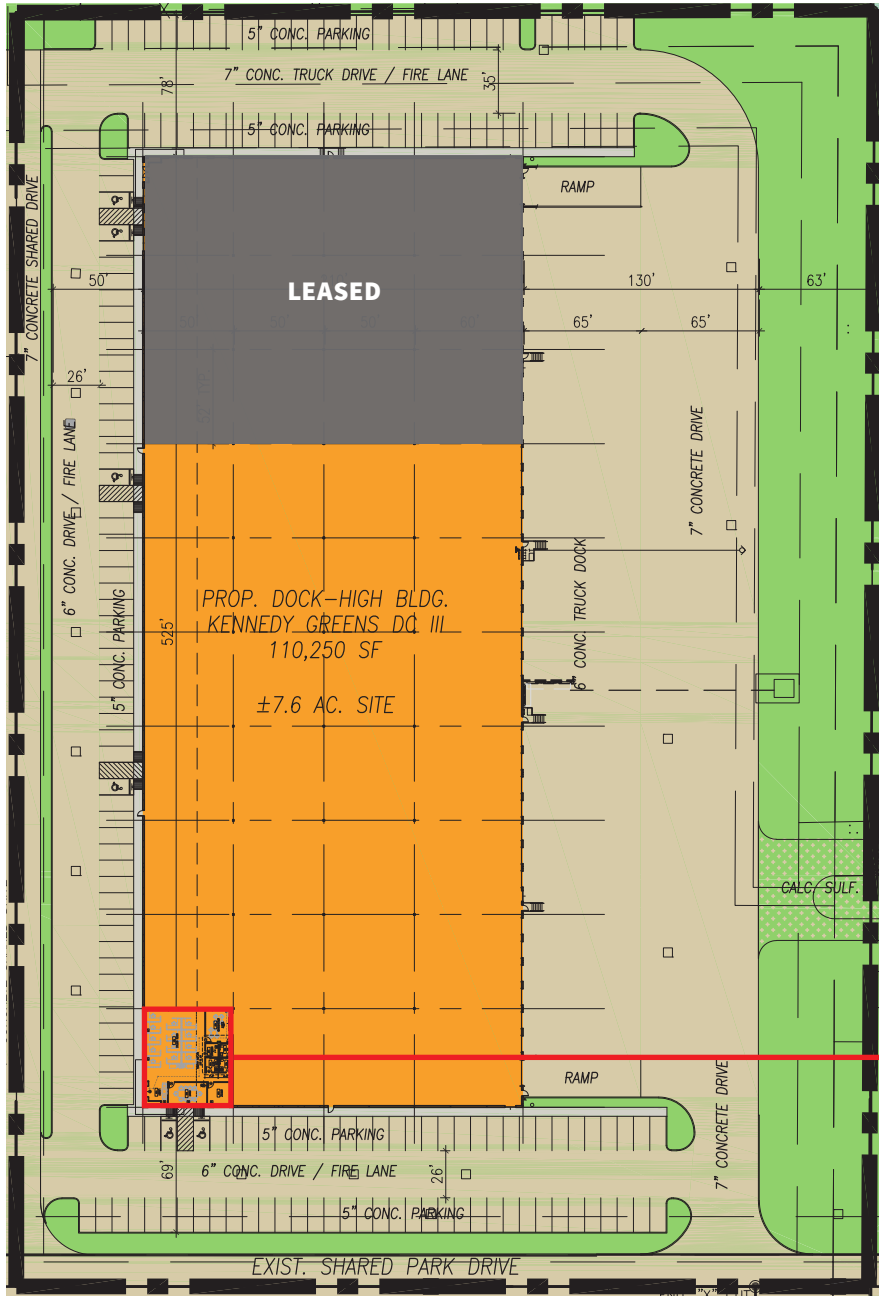
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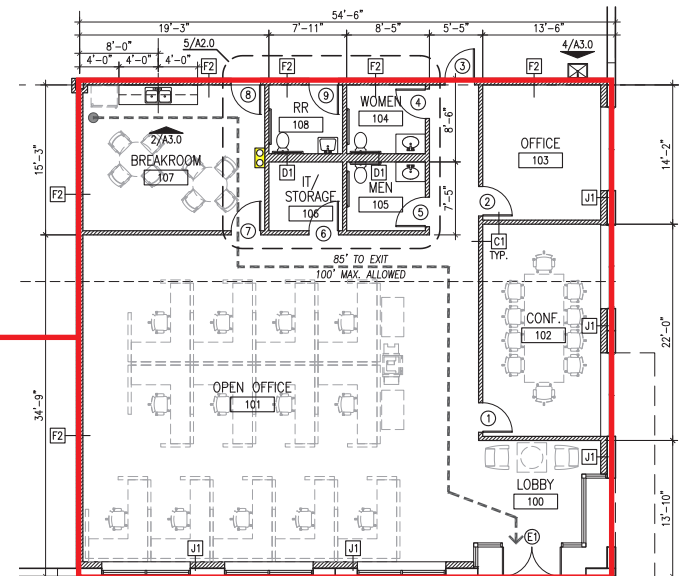
# Kennedy Greens Distribution Center Overview



## Building Features

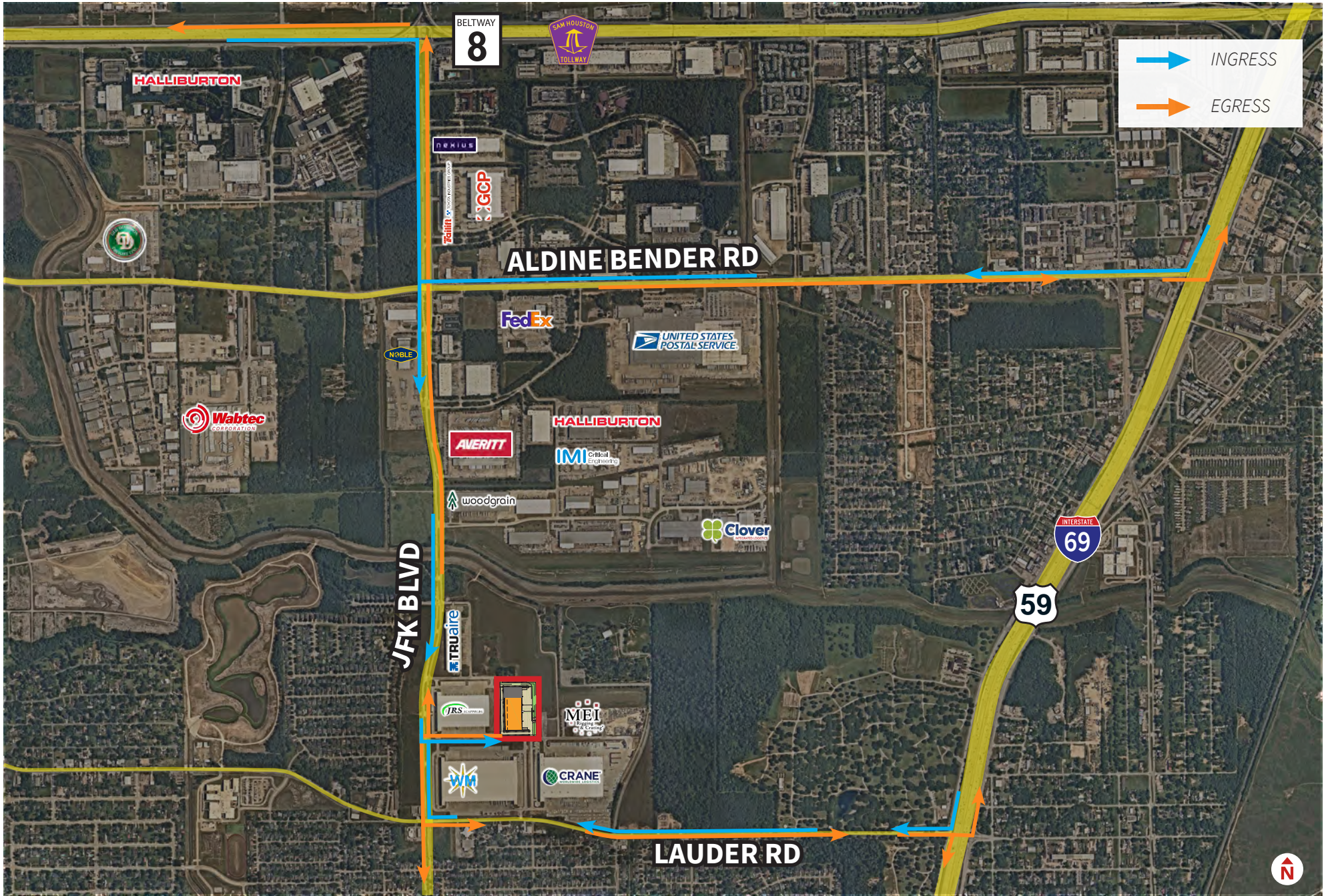
- Total Building: ±110,250 SF
- Available: ±76,965 SF (divisible)
- Total Land: ±7.6 AC
- Office: ±2,252 SF Spec Office
- Rear Load Configuration
- Clear Height: 32'
- (21) Dock High Doors
- (1) Grade Level Doors
- Power: 1,200 Amps, 480V, 3Phase Available Immediately (ability to upgrade to 2,000 Amps)
- Column Spacing: 50' x 52' (60' Speed Bays)
- Concrete Tilt-up Panels
- 189 Car Parks
- 32 Possible Trailer Spots
- Trailer Parking Possible
- Sprinkler: ESFR
- Regional detention
- Deed restricted park with professional management

## Spec Office Floor Plan



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# Strategic Location

- Located at JFK Blvd. & Lauder Rd. in North Houston
- Excellent access to Beltway 8, Hwy 59, I-45 and Houston Intercontinental Airport (IAH)
- Located in Harris County, outside Houston city limits



### SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	165 mi	2.6 hrs	2.30MM
SA	209 mi	3.1 hrs	2.55MM
DAL	232 mi	3.2 hrs	7.75MM

**KENNEDY GREENS  
DISTRIBUTION  
CENTER III**

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