

DISTRIBUTION BUILDING FOR LEASE CLASS A OFFICE & WAREHOUSE SPACE

**142,650 SF EXPANDABLE
TO 207,019 SF**



10000 West Sam Houston Parkway North, Suite 100 & 200 | Houston, TX 77064



AVAILABILITY

- ▼ Total Available: 207,019 SF
- ▼ 1st Floor Office: 11,163 SF
- ▼ Additional Office Available (2nd Floor Office: 10,495 SF)
- ▼ Warehouse Office: 1,480 SF
- ▼ Warehouse: 130,007 SF
- ▼ Expandable: 64,369 SF

EXISTING BUILDING FEATURES

- ▼ Freestanding Building
- ▼ Fully Fenced Truck Apron
- ▼ 40' x 44' Bays
- ▼ 50' Speed Bays
- ▼ Dock-high, Side-load
- ▼ 24' Clear Height
- ▼ 21 Truck Doors
- ▼ 1 Oversized Door + Drive-up Ramp
- ▼ ESRF Sprinkler
- ▼ 270' Building Depth
- ▼ 156 Car Parks
- ▼ 127' Truck Apron
- ▼ 6 Pit Levelers | 15 Edge of Dock Levelers
- ▼ 1200 Amp Service



TOTAL AVAILABLE 207,019 SF






**64,369 SF
EXPANDABLE**

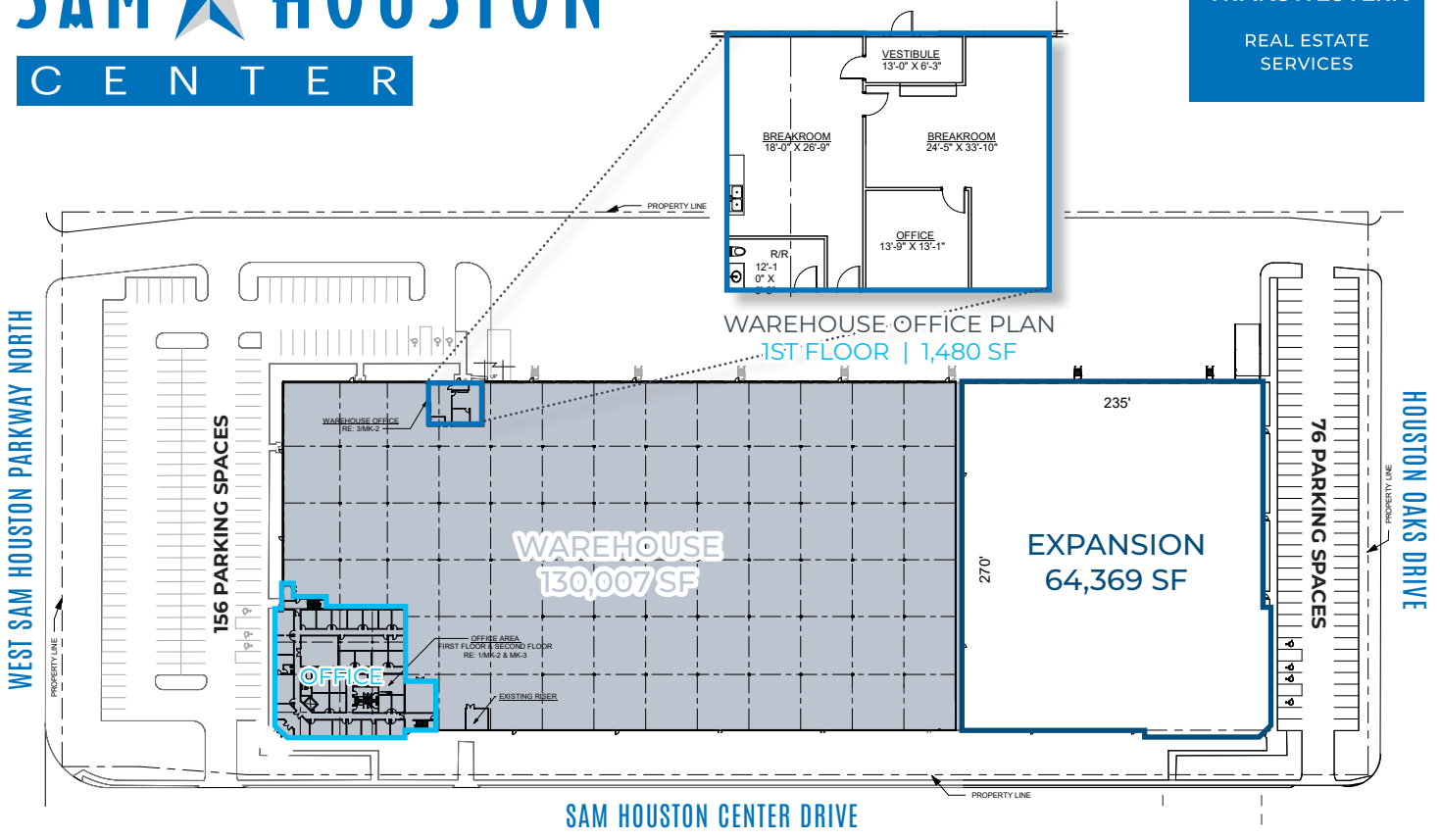
**142,650 SF
EXISTING BUILDING**

The project is located in NW Houston with direct access to Sam Houston Tollway and less than 5 minutes away from Highway 249 and 290.

LOCATION | NORTHWEST HOUSTON



-  **IAH BUSH AIRPORT 18 MILES**
-  **DOWNTOWN HOU 20 MILES**
-  **MEDICAL CENTER 22 MILES**
-  **PORT OF HOUSTON 30 MILES**
-  **HOBBY AIRPORT 30 MILES**



EXPANSION BUILDING FEATURES

- Corner Space
- Abundant Storefront Glass
- 44' x 47 Bays
- 50' Speed Bay
- ESFR Sprinkler
- 32' Clear Height
- Dock-high | Rear-load
- 76 Car Parks

