

Hardy Distribution Center
1521 Greens Road, Suite 300
Houston, TX 77032

For Lease

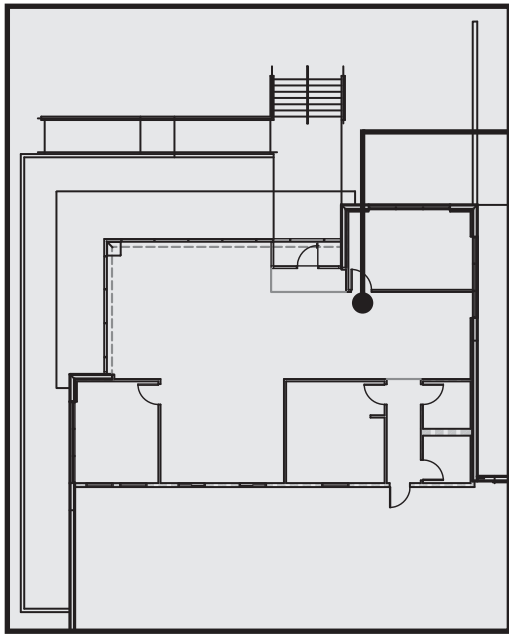
143,690 Square Feet Available



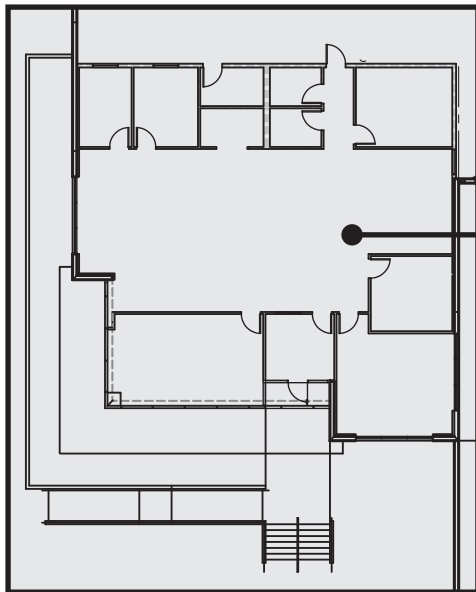
BUILDING HIGHLIGHTS

- 143,690 SF available
 - 5,308 SF office
 - 138,382 SF warehouse
- 30' clear height
- 370' deep cross-dock configuration
- LED lighting
- 16 pit levelers
- ESFR sprinkler system
- 185' deep front-load configuration
- 53' x 40' column spacing, 65' speed bay
- 220' truck court (west), 130 fenced truck court (east)
- 38 dock-high loading doors / 2 over-sized ramps
- 3 phase/480 volts 2,500 amps of power available
- State-of-the-art distribution center located in the heart of the North Houston Industrial market
- Less than three miles from Bush Intercontinental Airport
- Project consists of two buildings totaling 500,719 SF
- Immediate access to Hardy Toll Road, Sam Houston Parkway (8), Interstate 45 and U.S. Highway 59
- Located in the deed restricted Central Green Business Park

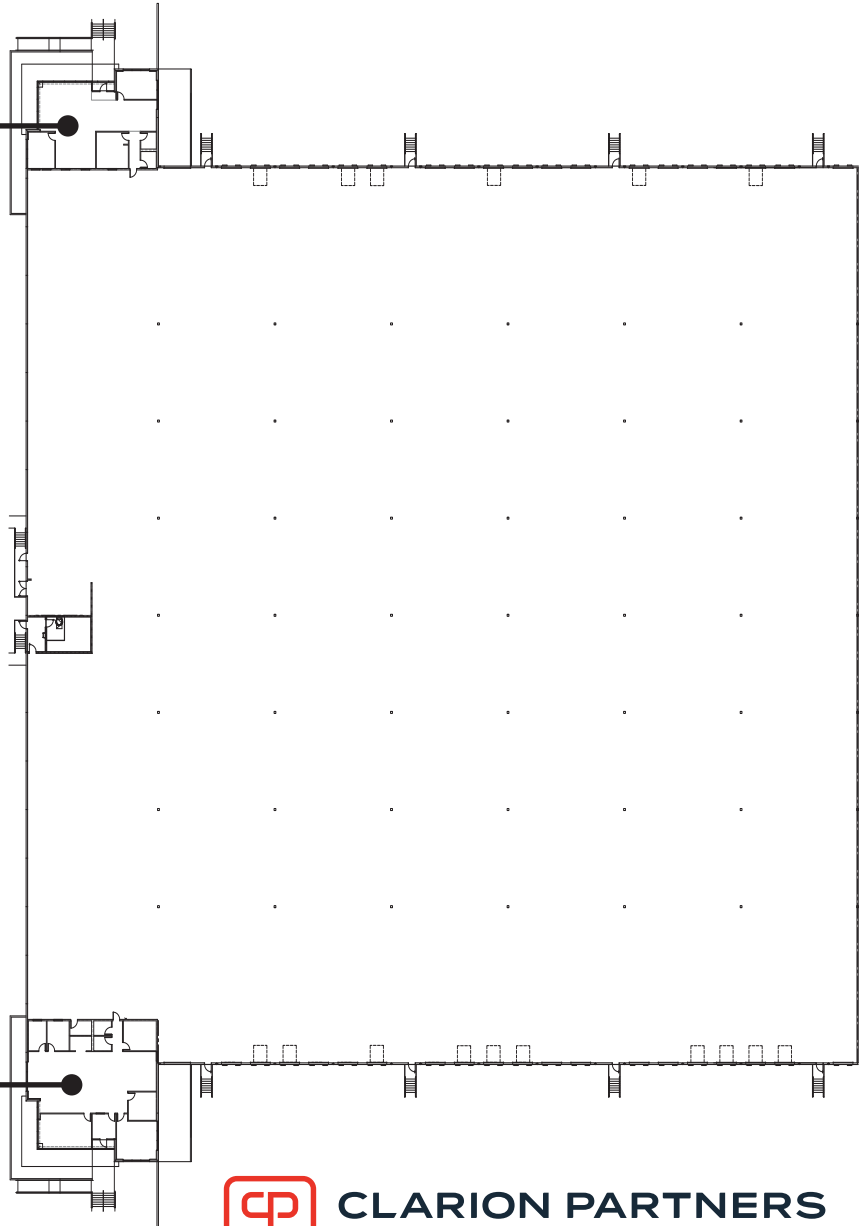
Hardy Distribution Center



2,178 SF OFFICE



3,130 SF OFFICE



CLARION PARTNERS

www.clarionpartners.com

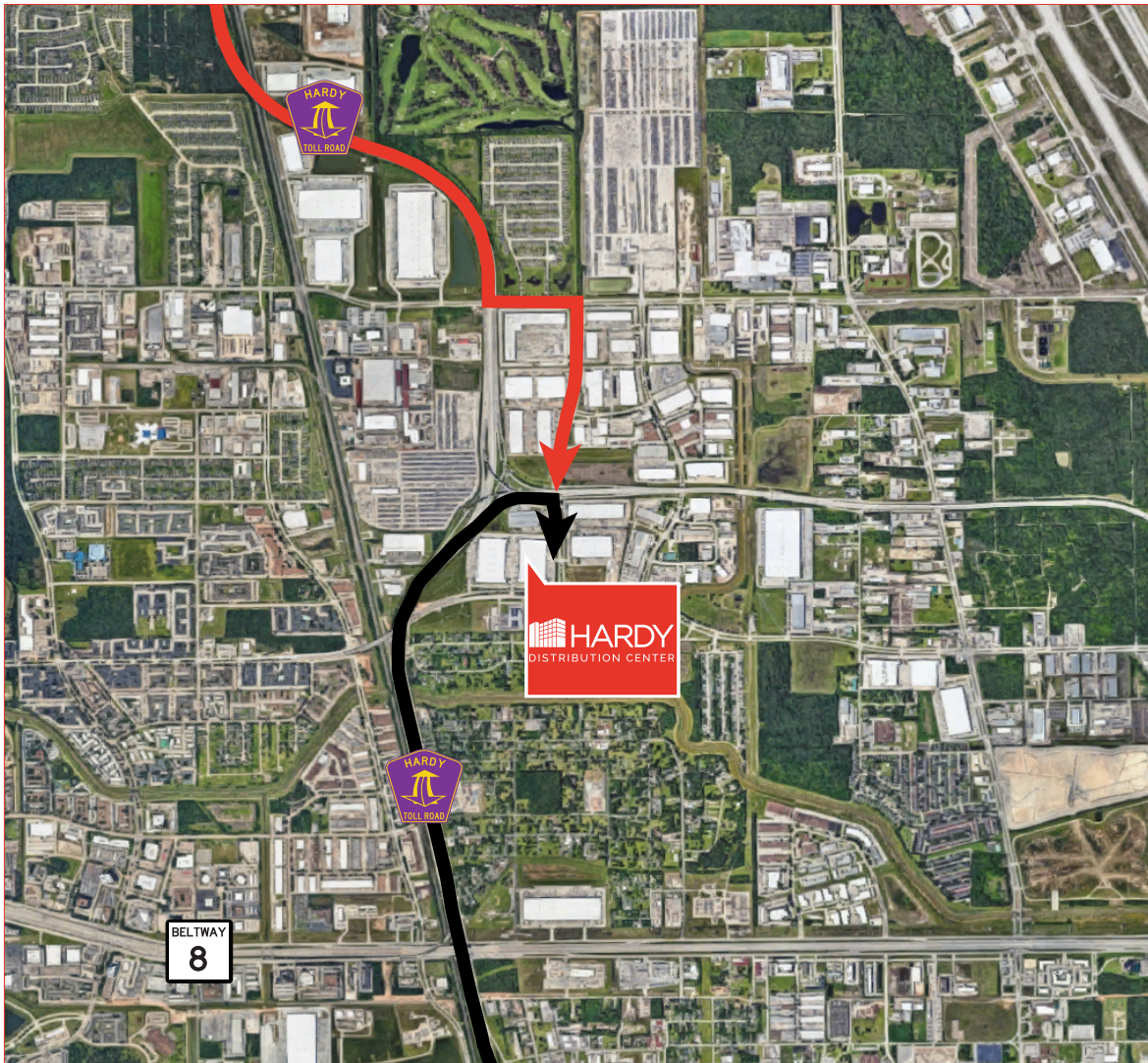
For more information on this opportunity, please contact:


STREAM

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Hardy Distribution Center



HARDY TOLL ROAD INGRESS/EGRESS:



Hardy Toll Road Northbound access



Hardy Toll Road Southbound access



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