

LOCATED IN AN OPPORTUNITY ZONE



GAUGE   
INTERWOOD  
LOGISTICS

**±95,886 SF** Rear Load Facility  
on **6.94 Acres**

3955 INTERWOOD PARKWAY SOUTH | HOUSTON, TX 77032





**±95,886 SF**  
 SQUARE FEET

**CONFIGURATION**  
 REAR LOAD

**32'**  
 CLEAR HEIGHT

**180'**  
 TRUCK COURT

**19**  
 TRAILER PARKING POSITIONS

**ESFR**  
 SPRINKLER SYSTEM

**56'-0" X 56'-0"**  
 TYPICAL COLUMN SPACING WITH 60' STAGING BAY

**11 - 9' X 10'**  
 DOCK-HIGH DOORS

**1 - 12' X 14'**  
 DOOR WITH CONCRETE RAMP

**5'**  
 CLERESTORY WINDOWS

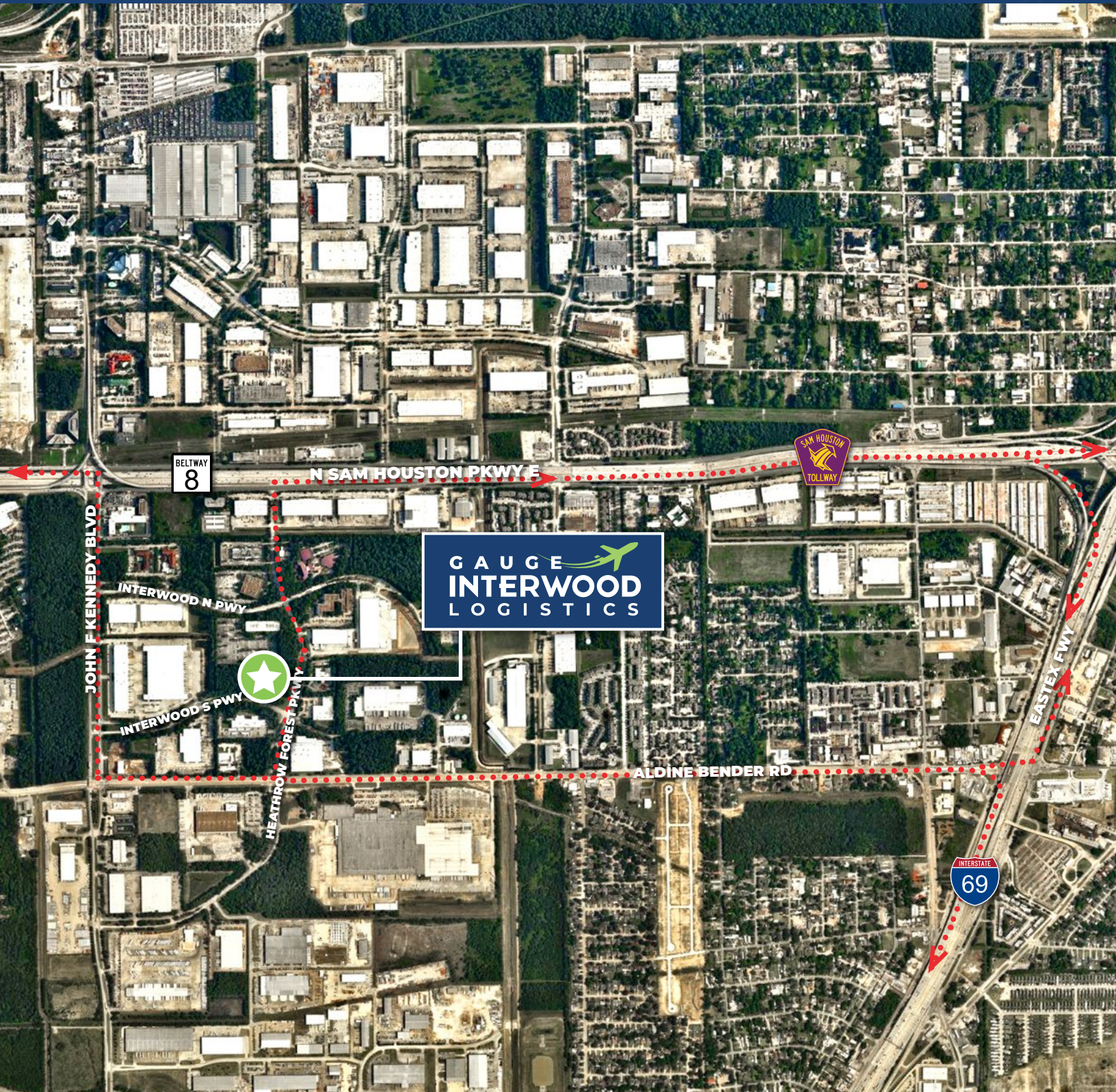
**AUTO PARKING SPACES**  
 44 (0.46/1,000 ) WITH ABILITY TO EXPAND  
 TO 60 SPACES (0.63/1,000)

**SECURITY**  
 ABILITY TO FULLY FENCE AND SECURE

**ELECTRICAL SERVICE**  
 3-PHASE 480V WITH 2,000 AMPS

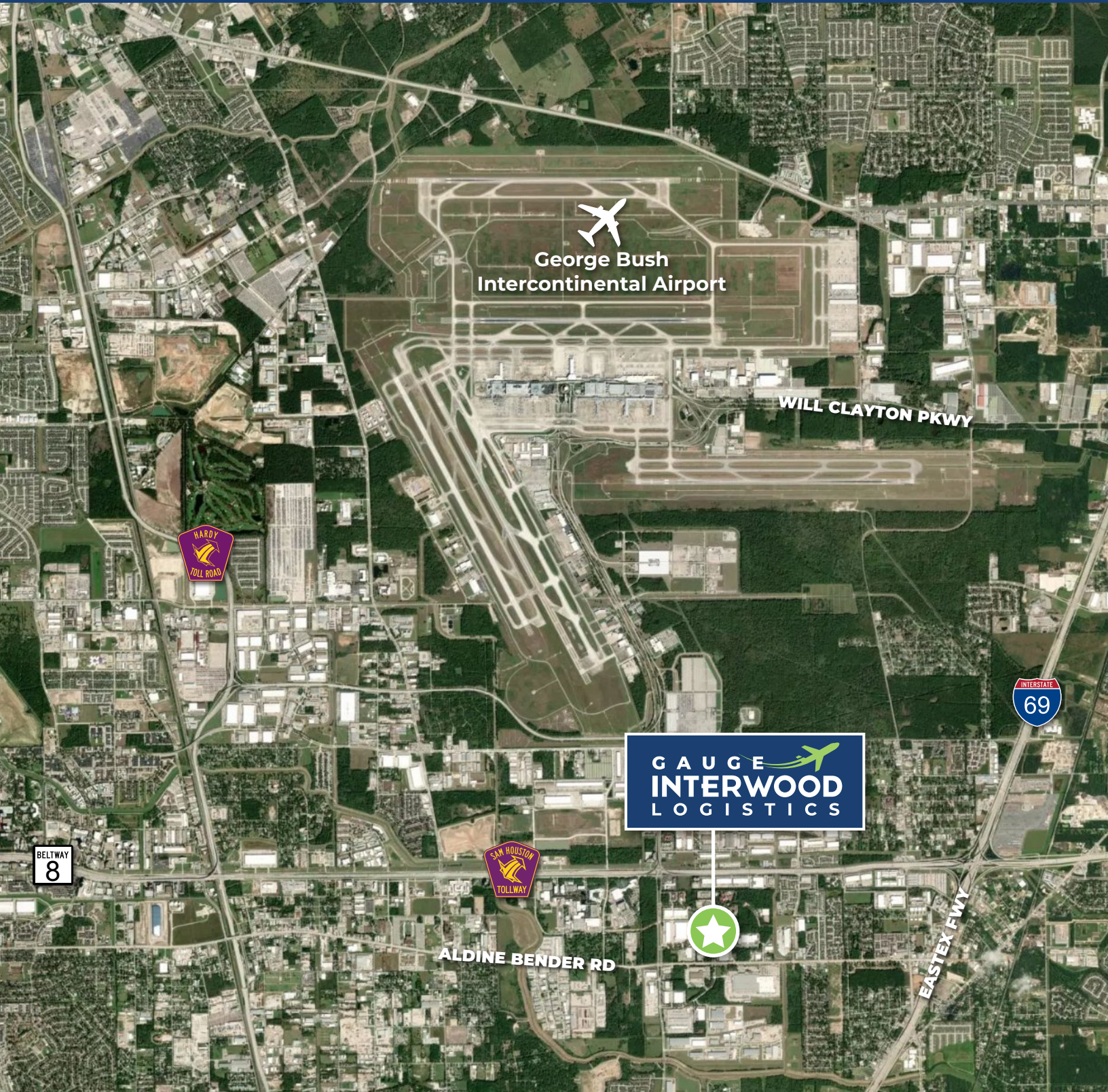


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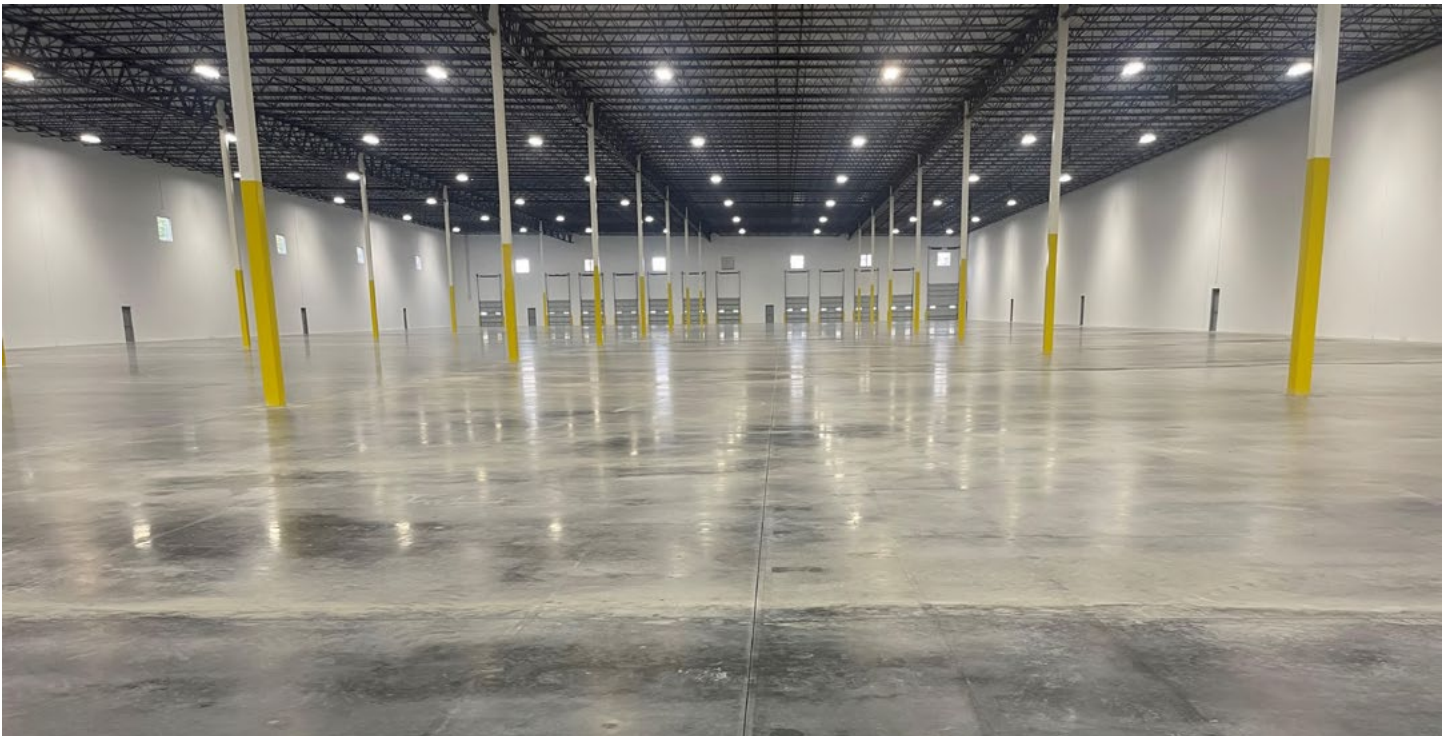




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**CBRE**



**GAUGE**  
REAL ESTATE PARTNERS

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