

PARK 845

CROSSING

BUILDING B

51



Jones Lang LaSalle Brokerage, Inc.

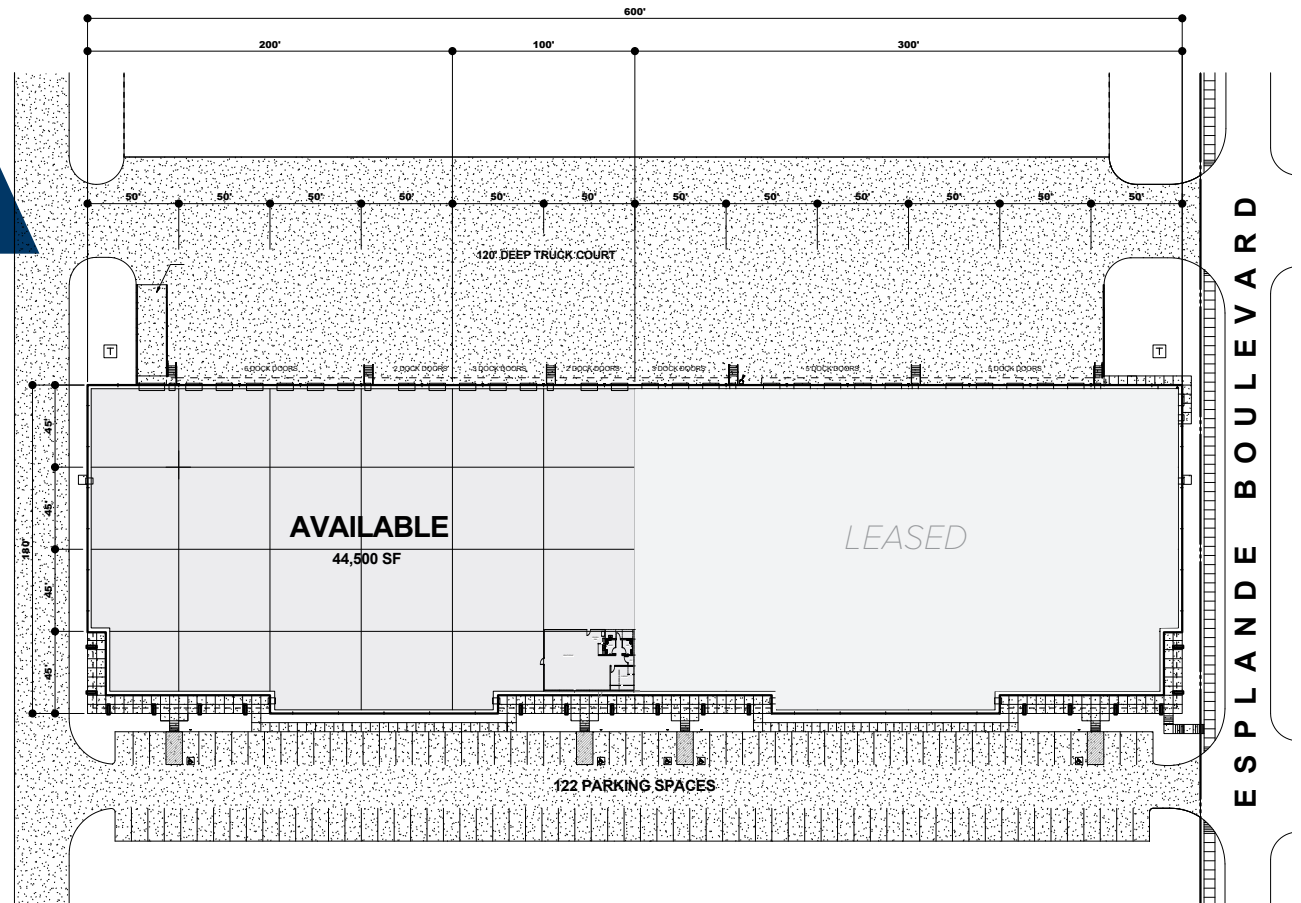


±44,500 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

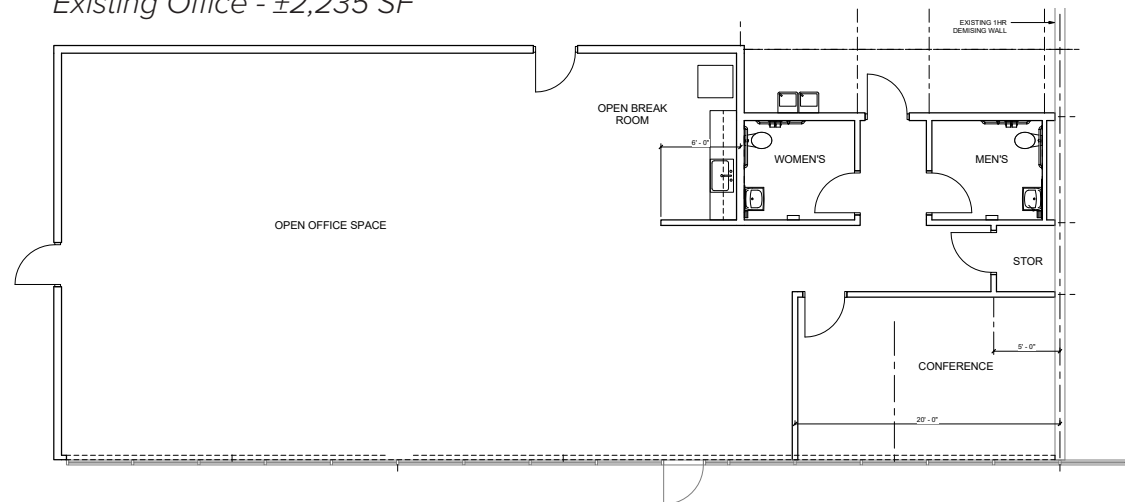
51 Esplanade Blvd | Houston, TX 77060

PROPERTY OVERVIEW

- ±44,550 SF Total Available
- ±2,235 SF Total Office
- 24' Clear Height
- ESRF Sprinkler System
- Rear Load Configuration
- 45' x 50' Column Spacing
- Thirteen (13) 9' x 10' Dock doors
- One (1) 14' x 16' Drive in doors
- ±52 Parking Spaces



Existing Office - ±2,235 SF



SUPERIOR LOCATON

The site is centrally located at the southeast corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.





PARK 845 CROSSING

Immediate Access to Interstate 45 & Beltway 8

13 minutes to The Grand Parkway

15 minutes to George Bush Intercontinental Airport (IAH)

15 minutes to Interstate 10

20 minutes to The Woodlands

20 minutes to Downtown Houston

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