

# IMPERIAL

VALLEY



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## UP TO ±378,980 SF AVAILABLE

309 ALDINE BENDER RD | HOUSTON, TX 77060

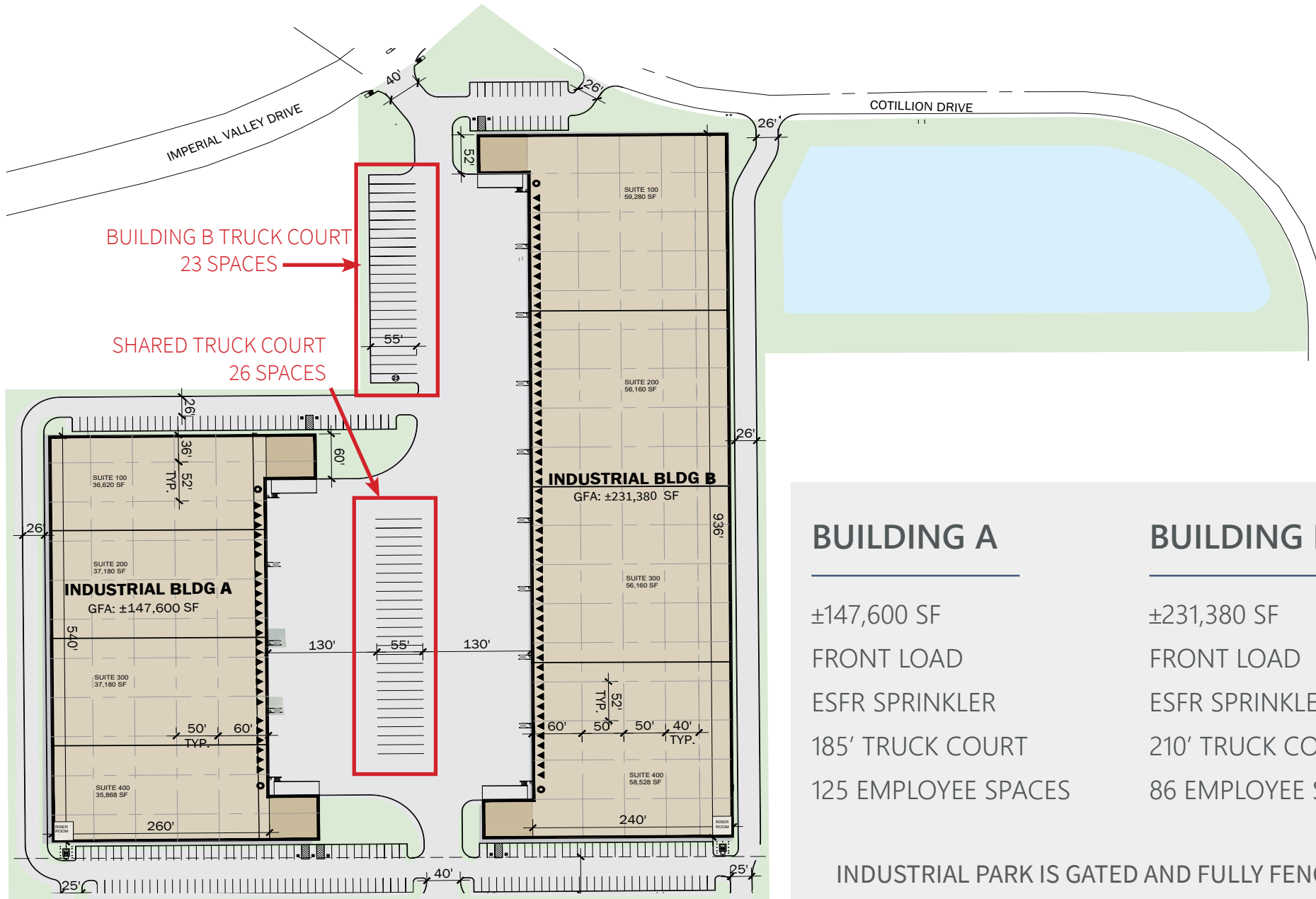
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# IMPERIAL VALLEY OVERVIEW



## BUILDING A

±147,600 SF  
FRONT LOAD  
ESFR SPRINKLER  
185' TRUCK COURT  
125 EMPLOYEE SPACES

## BUILDING B

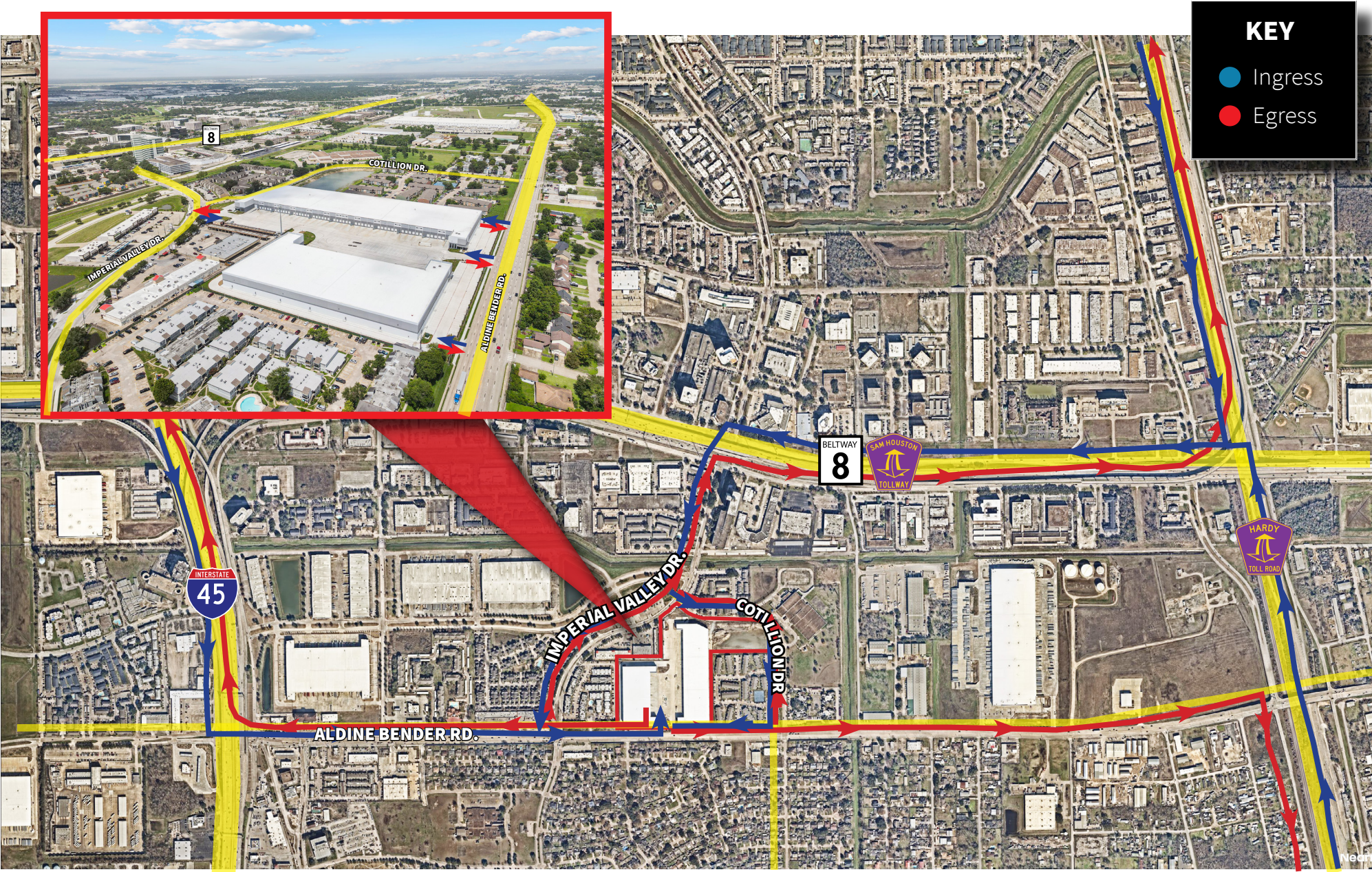
±231,380 SF  
FRONT LOAD  
ESFR SPRINKLER  
210' TRUCK COURT  
86 EMPLOYEE SPACES

INDUSTRIAL PARK IS GATED AND FULLY FENCED

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# SUPERIOR ACCESS



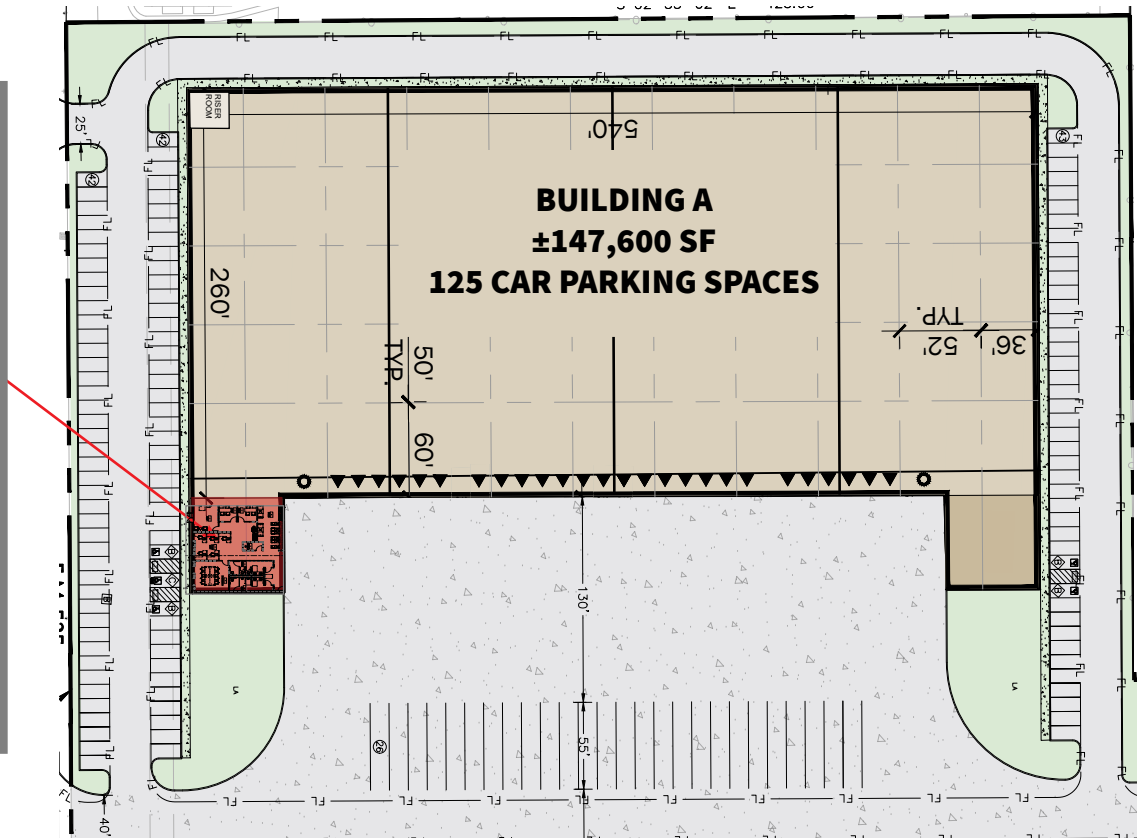
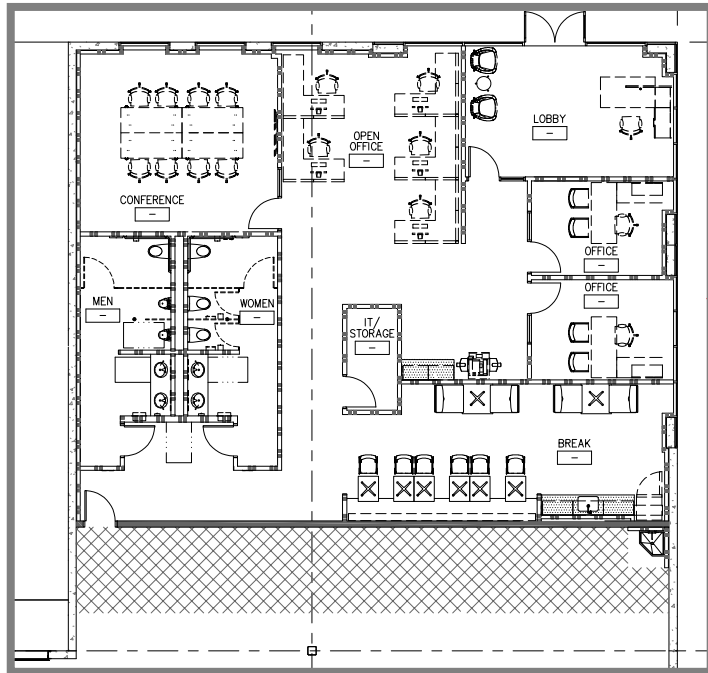
Triple direct Access to Hardy Toll Road, Beltway 8, and I-45

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# BUILDING A - SITE PLAN

SPEC OFFICE - ±2,850 SF



## BUILDING FEATURES

Total SF: 147,600 SF  
Office SF: 2,850 SF  
Configuration: Front Load  
Building Depth: 260'  
Clear Height: 32'

Column Spacing: 50' x 52'  
Dock Doors: 25  
Dock Levelers: 6 planned  
Ramp: 2  
Sprinkler: ESFR

Parking Spaces: 125  
Truck Court: 210'  
Trailer Stalls: 26

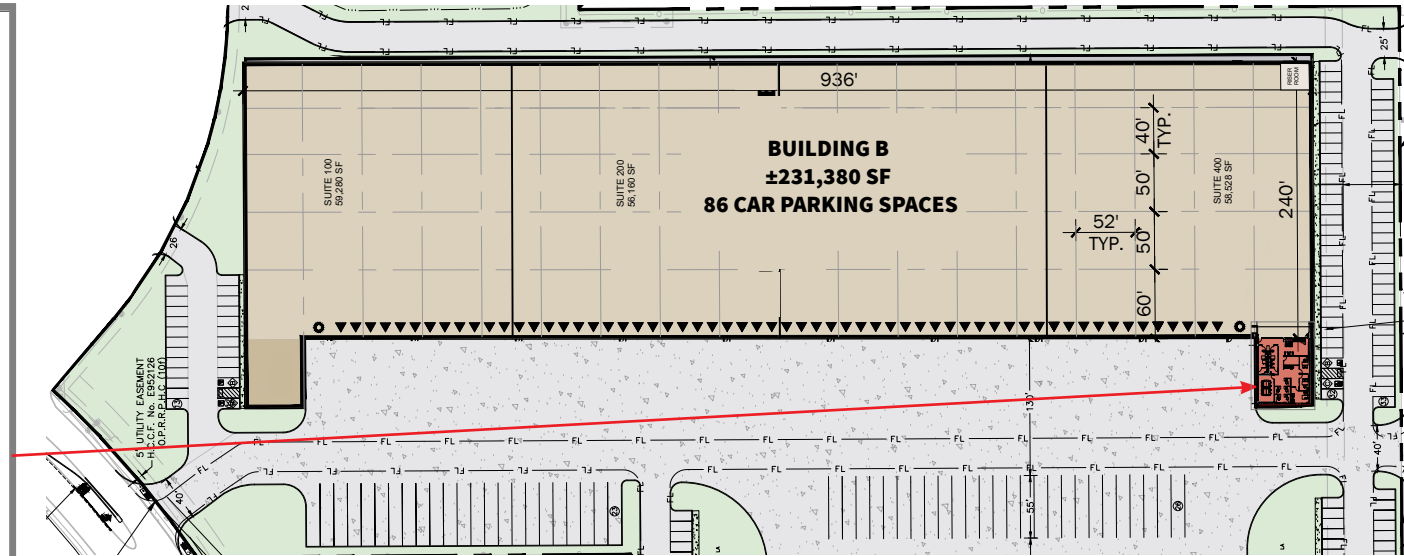
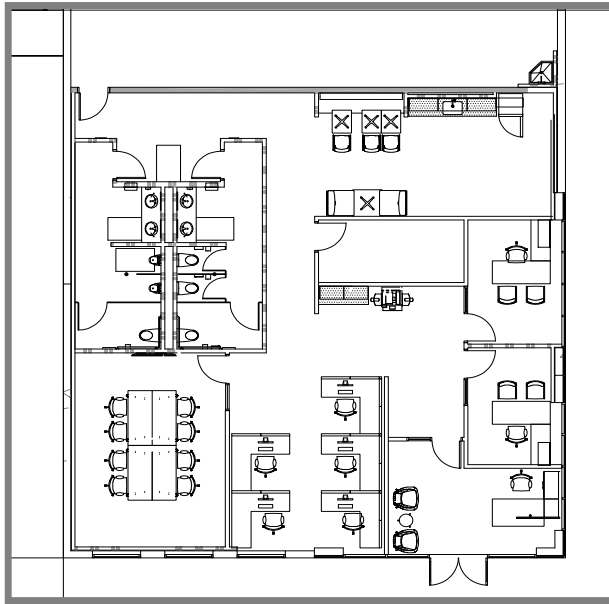
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# BUILDING B - SITE PLAN

SPEC OFFICE - ±2,665 SF



## BUILDING FEATURES

Total SF: 231,380 SF  
Office SF: 2,665 SF  
Configuration: Front Load  
Building Depth: 240'  
Clear Height: 32'

Column Spacing: 50' X 52'  
Dock Doors: 52  
Dock Levelers: 8  
Ramps: 2  
Sprinkler: ESFR

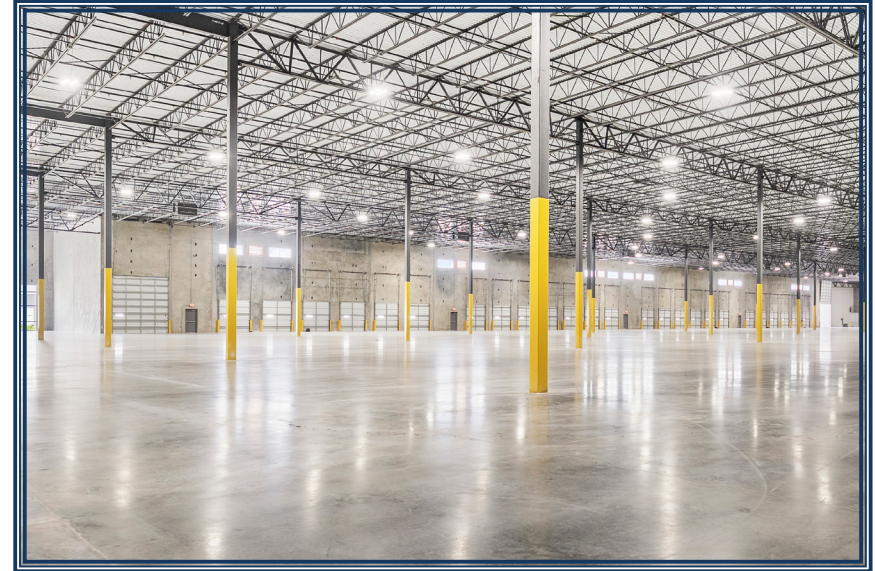
Parking Spaces: 86  
Truck Court: 210'  
Trailer Stalls: 23 - 49

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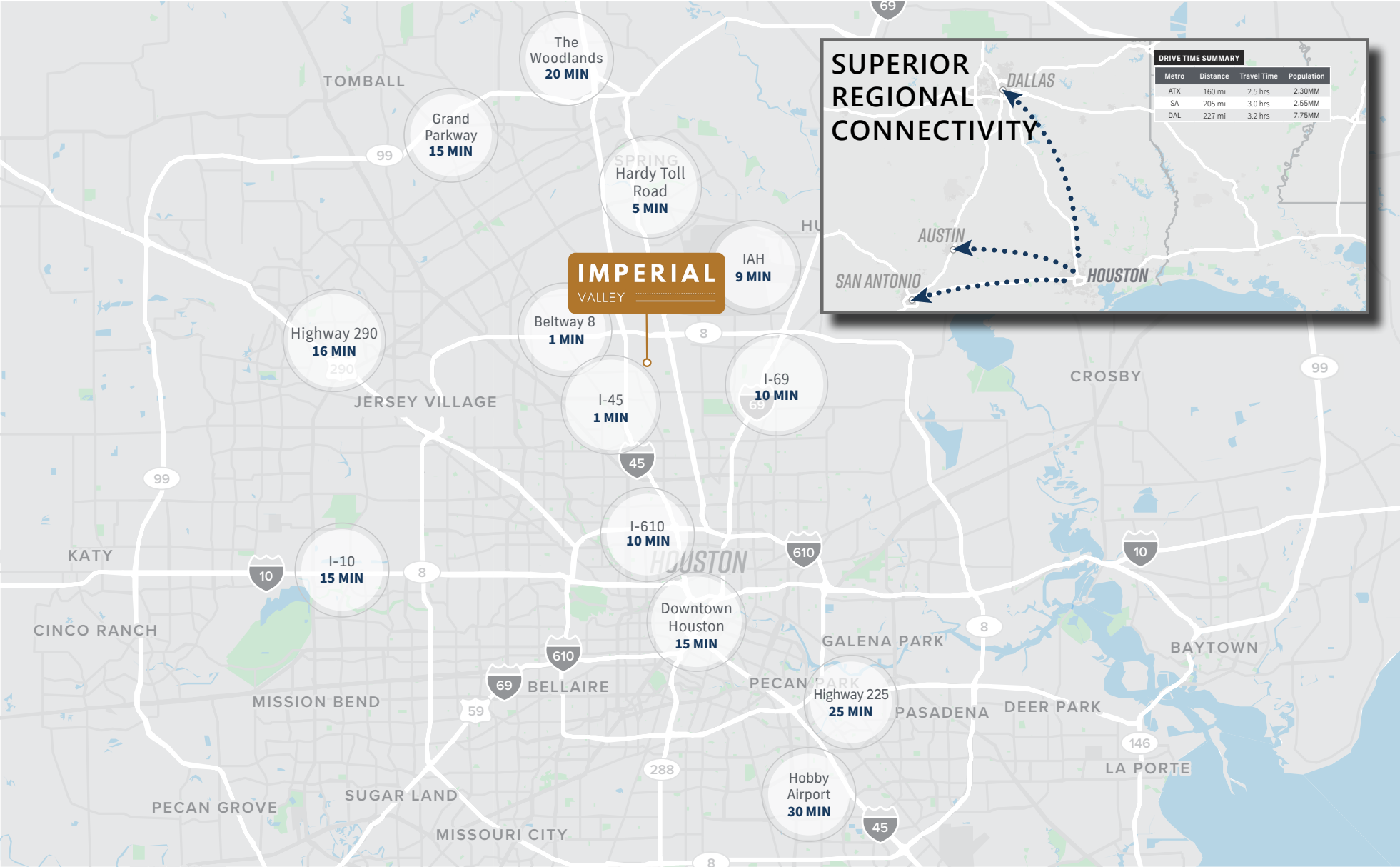
# INTERIOR PHOTOS



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# STRATEGIC LOCATION



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