

537,375 SF  
Available for Lease



## Constellation Eldridge

6401 North Eldridge Pkwy, Houston, TX 77041

(click or scan  
for website)



Available Q4 2024



- Premier infill location in Houston's preferred Northwest Submarket
- Frontage on North Eldridge Parkway with direct access to U.S. 290, Beltway 8 and Highway 6
- State-of-the-art building featuring 40' clear height, 185' truck courts and full circulation
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs

green  ready

**537K**  
SF available

**40'**  
clear height

3 miles to  
US 290

3 miles to  
Beltway 8



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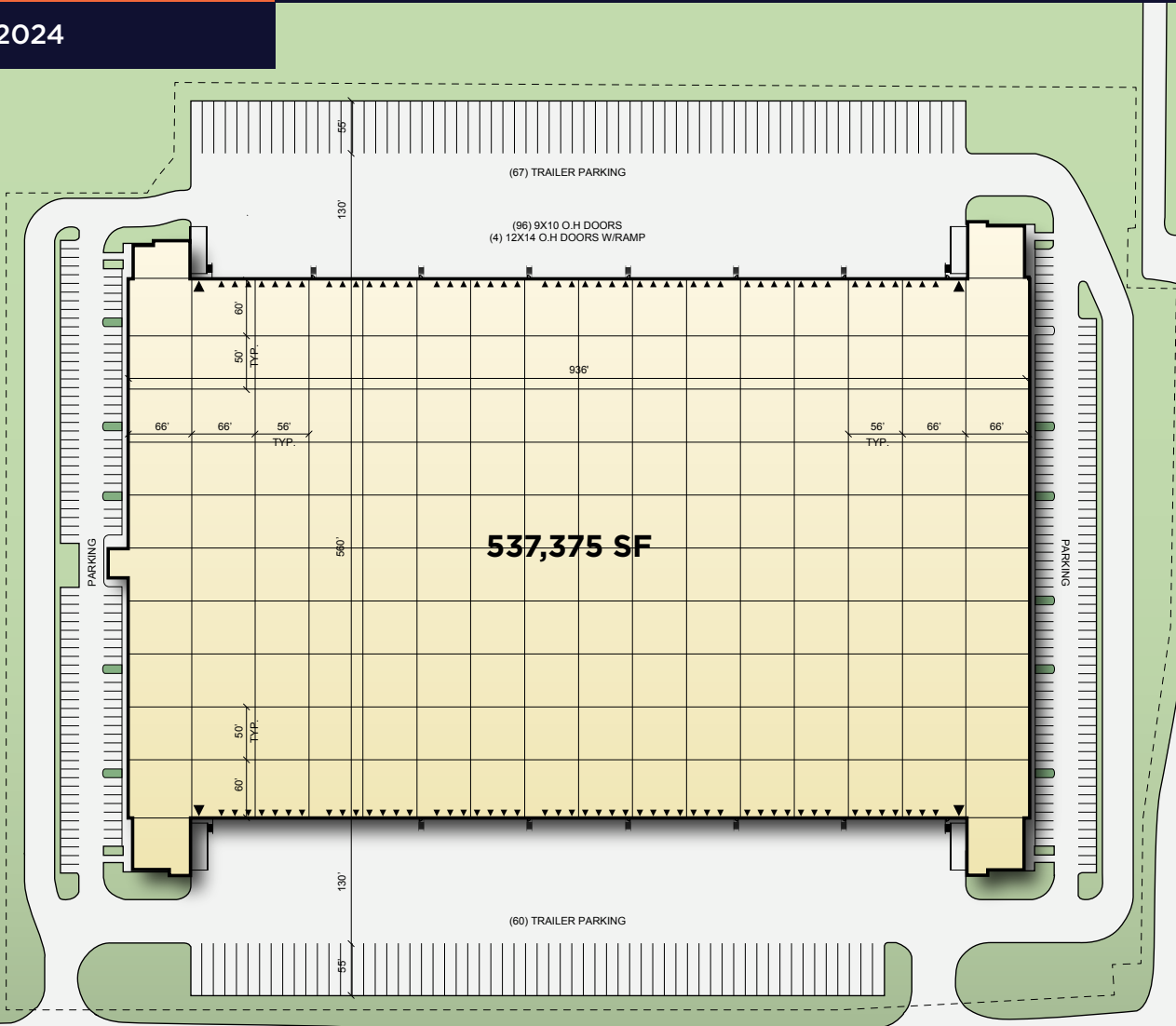
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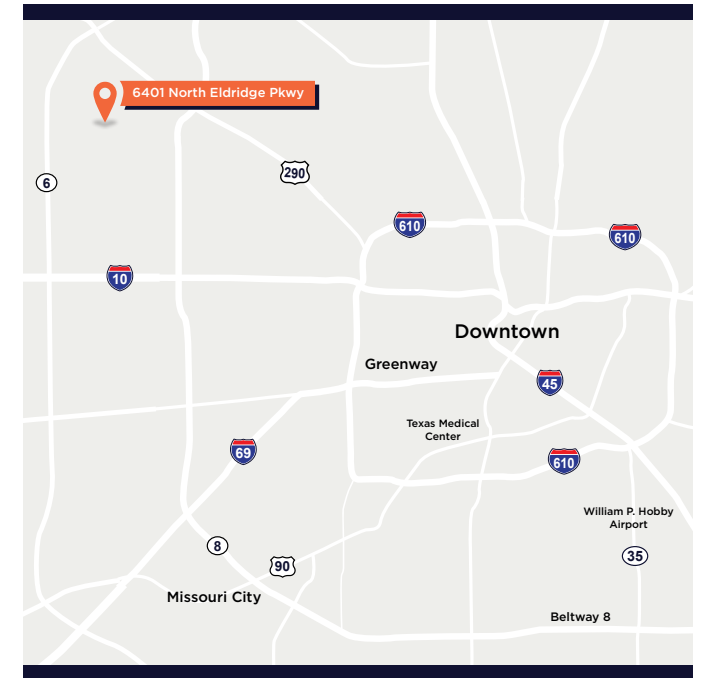
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## BUILDING DETAILS

- 537,375 SF
- Cross-dock configuration
- 40' minimum clear height
- 185' truck courts
- 46 fully equipped 9'x10' overhead doors
- 50 non-equipped 9'x10' overhead doors
- 4 drive-in 12'x14' motorized overhead doors
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 127 trailer spaces
- 241 parking spaces



NORTH ELDRIDGE PARKWAY



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