

TriPort 8

Logistics Park



Connected. Capable. Convenient.

Capitalize on Houston's logistics advantage with this 881,521 SF speculative industrial development.

Located in the Southeast "Port" submarket, TriPort 8 Logistics Park is positioned to provide direct connectivity to major transportation corridors, like I-45 and Beltway 8, and Port Houston's logistics infrastructure.





PARK OVERVIEW

Industrial Space for Lease



Port Houston

To Bayport
Container Terminal

Genoa Red
Bluff Rd.

To Hwy 225
& I-10

Building 3

Building 4

Grayson Rd.

From Barbour's
Cut Terminal
(Via protected
U-Turn at Galveston Rd.)

Beltway 8

LEGEND

INGRESS EGRESS

DRIVE TIMES

- **3 Minutes**
I-45 North and South
- ◀ **10 Minutes**
Hwy 225
- ◀ **14 Minutes**
I-10 East and West
- ▲ **24 Minutes**
Bayport Terminal
- **32 Minutes**
Barbours Cut Terminal

NASA Johnson
Space Center

Building 5

Building 2

Building 1

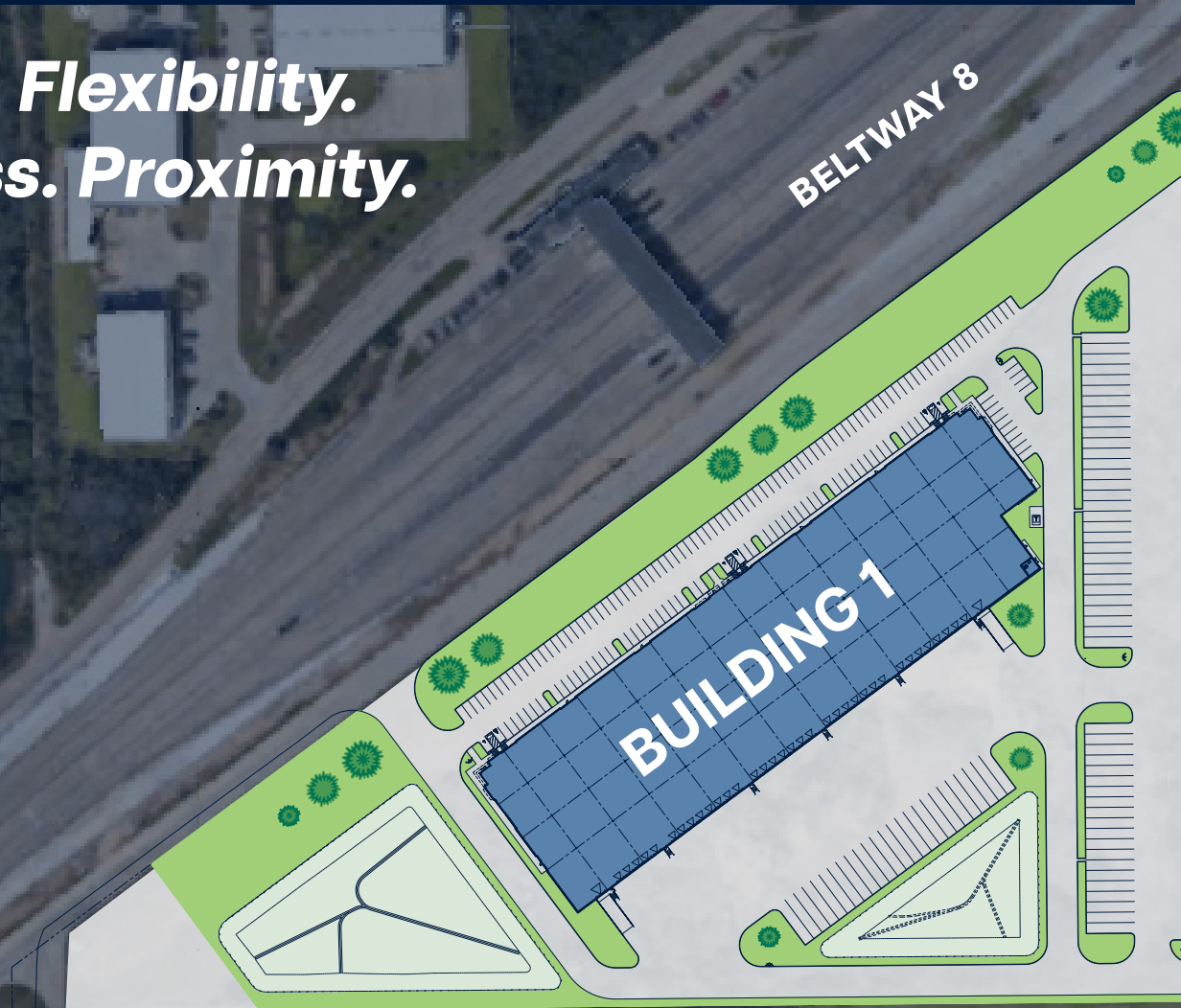
Ellington Field &
the Space Port

From I-45
North & South

To Beltway 8
Westbound

	Building 1	Building 2	Building 3	Building 4	Building 5
Size	137,679 SF	198,225 SF	140,617 SF	156,265 SF	248,735 SF
Spec Office	BTS	BTS	BTS	BTS	BTS
Column Spacing	52' x 46'8" (60' Speed Bay)	52' x 53'4" (60' Speed Bay)	52' x 60' (60' Speed Bay)	52' x 50' (60' Speed Bay)	54' x 50' (60' Speed Bay)
Clear Height	32'	32'	32'	32'	36'
Loading Type	Rear-Load	Rear-Load	Rear-Load	Front-Load	Cross-Dock
Auto Parking	164	175	179	102	170
Trailer Parking	25	50	-	-	52
Dock-High Doors	35	52	48	38	76
Ramps	2	2	2	2	4

***Scale. Flexibility.
Access. Proximity.***



881,521

TOTAL
SQUARE FEET

790

TOTAL AUTO
PARKING SPACES

127

TOTAL TRAILER
PARKING SPACES

249

DOCK-HIGH
DOORS





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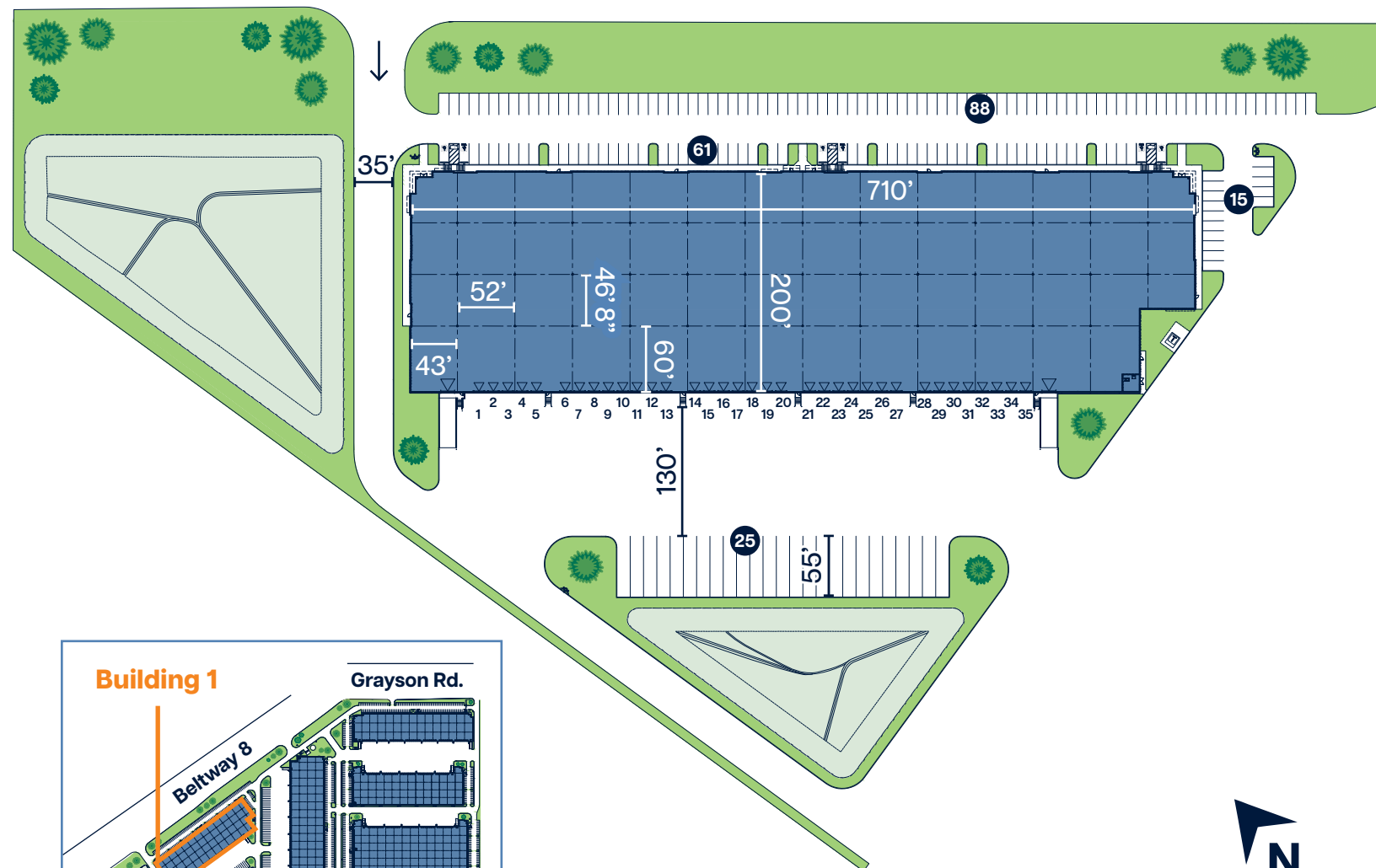
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BUILDING 1

Size	137,679 SF (Divisible to ±31,200 SF)
Office	BTS
Column Spacing	52' x 46'8" (60' Speed Bay)
Clear Height	32'
Truck Court Depth	130'
Loading Type	Rear-Load
Dock-High Doors	35

Ramps	2
Auto Parking	164
Trailer Parking	25
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer

Beltway 8



Building 1

Grayson Rd.

Beltway 8



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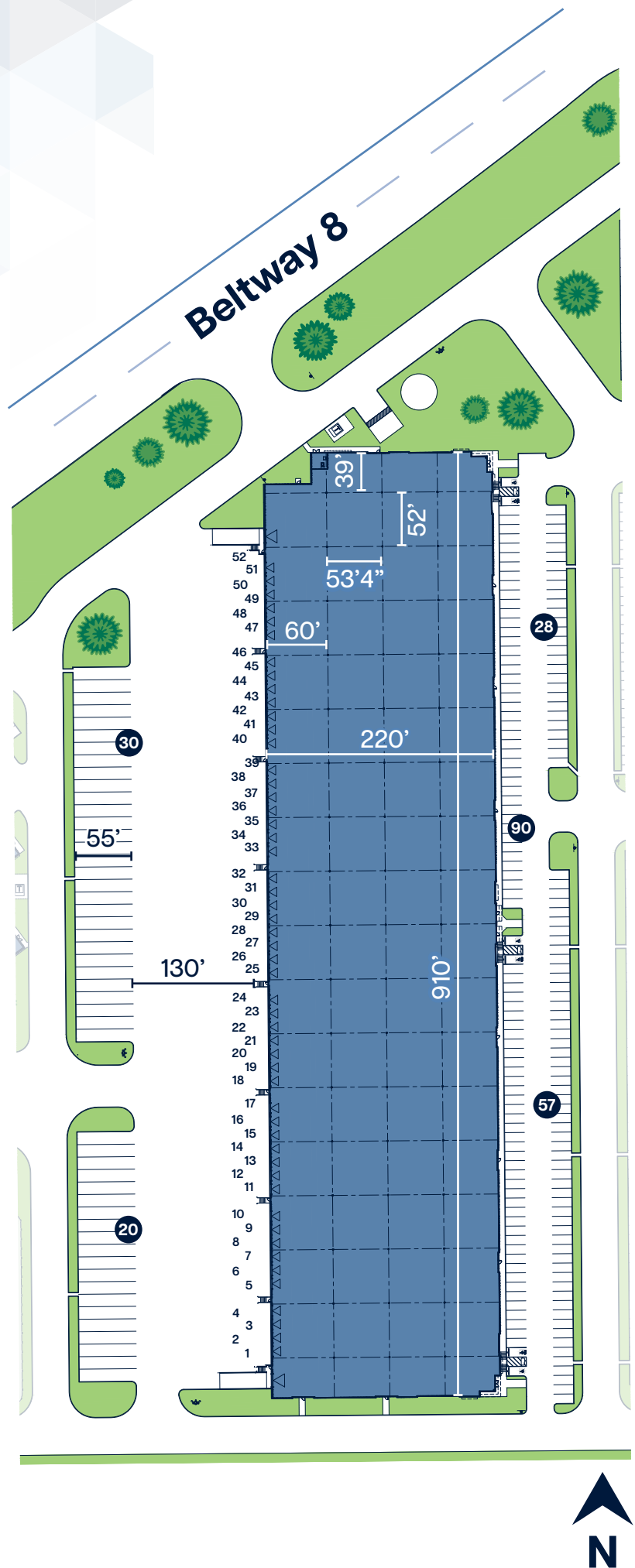
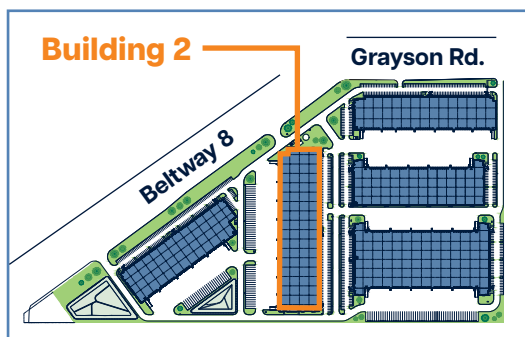
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BUILDING 2

Size	198,225 SF (Divisible to ±31,460 SF)
Office	BTS
Column Spacing	52' x 53'4" (60' Speed Bay)
Clear Height	32'
Truck Court Depth	130'
Loading Type	Rear-Load
Dock-High Doors	52
Ramps	2
Auto Parking	175
Trailer Parking	50
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	2,500 kVA Pad Mounted Transformer



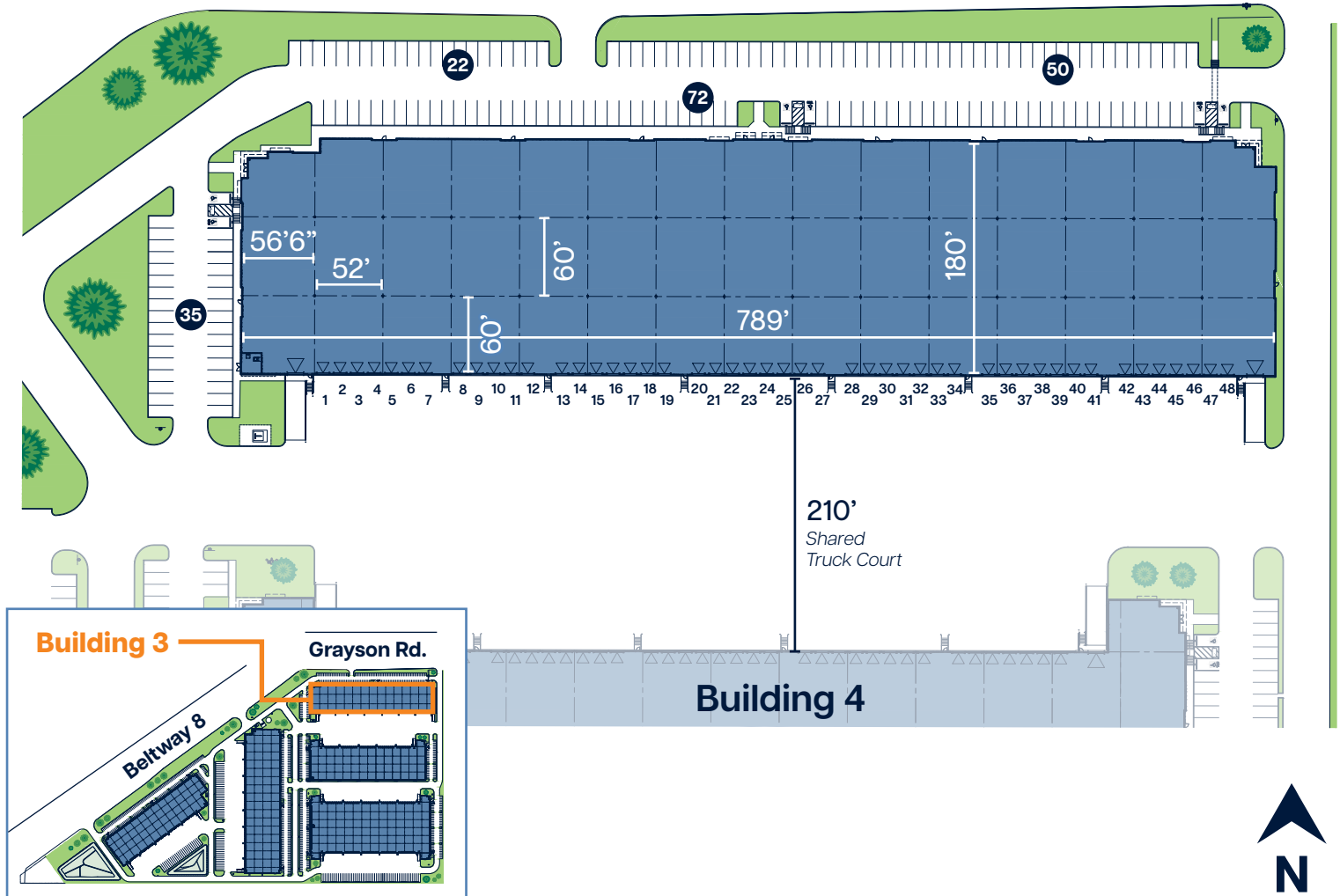


BUILDING 3

Size	140,617 SF (Divisible to ±38,250 SF)
Office	BTS
Column Spacing	52' x 60' (60' Speed Bay)
Clear Height	32'
Truck Court Depth	210' (shared)
Loading Type	Rear-Load
Dock-High Doors	48

Ramps	2
Auto Parking	179
Trailer Parking	-
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer

Grayson Rd.

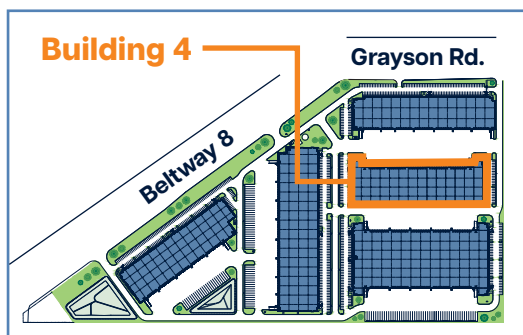
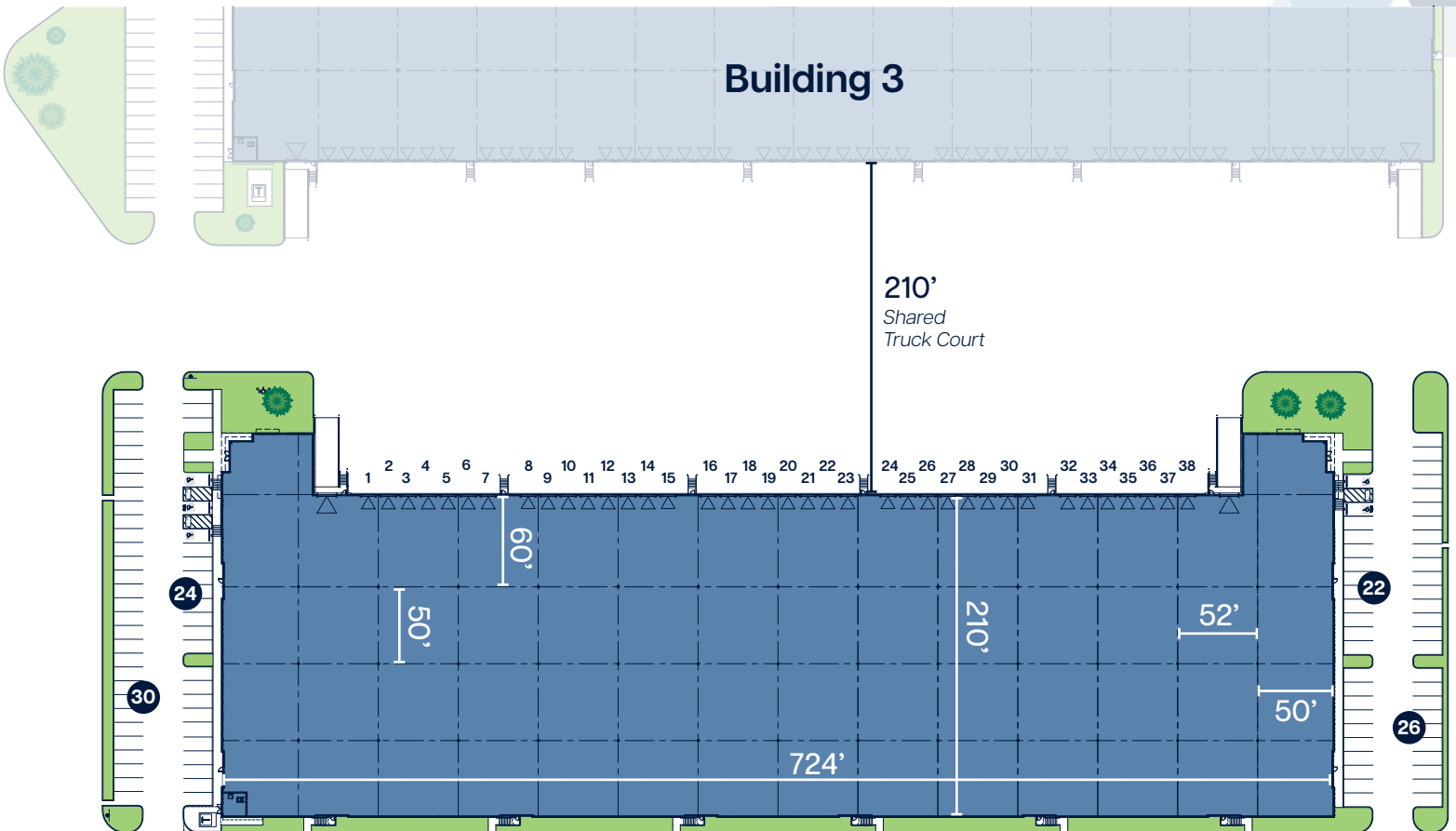




BUILDING 4

Size	156,265 SF (Divisible to ±78,133 SF)
Office	BTS
Column Spacing	52' x 50' (60' Speed Bay)
Clear Height	32'
Truck Court Depth	210' (shared)
Loading Type	Front-Load

Dock-High Doors	38
Ramps	2
Auto Parking	102
Trailer Parking	-
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer

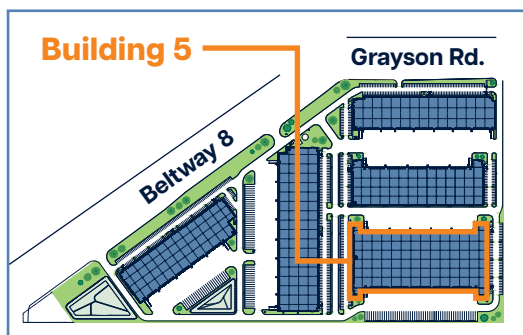
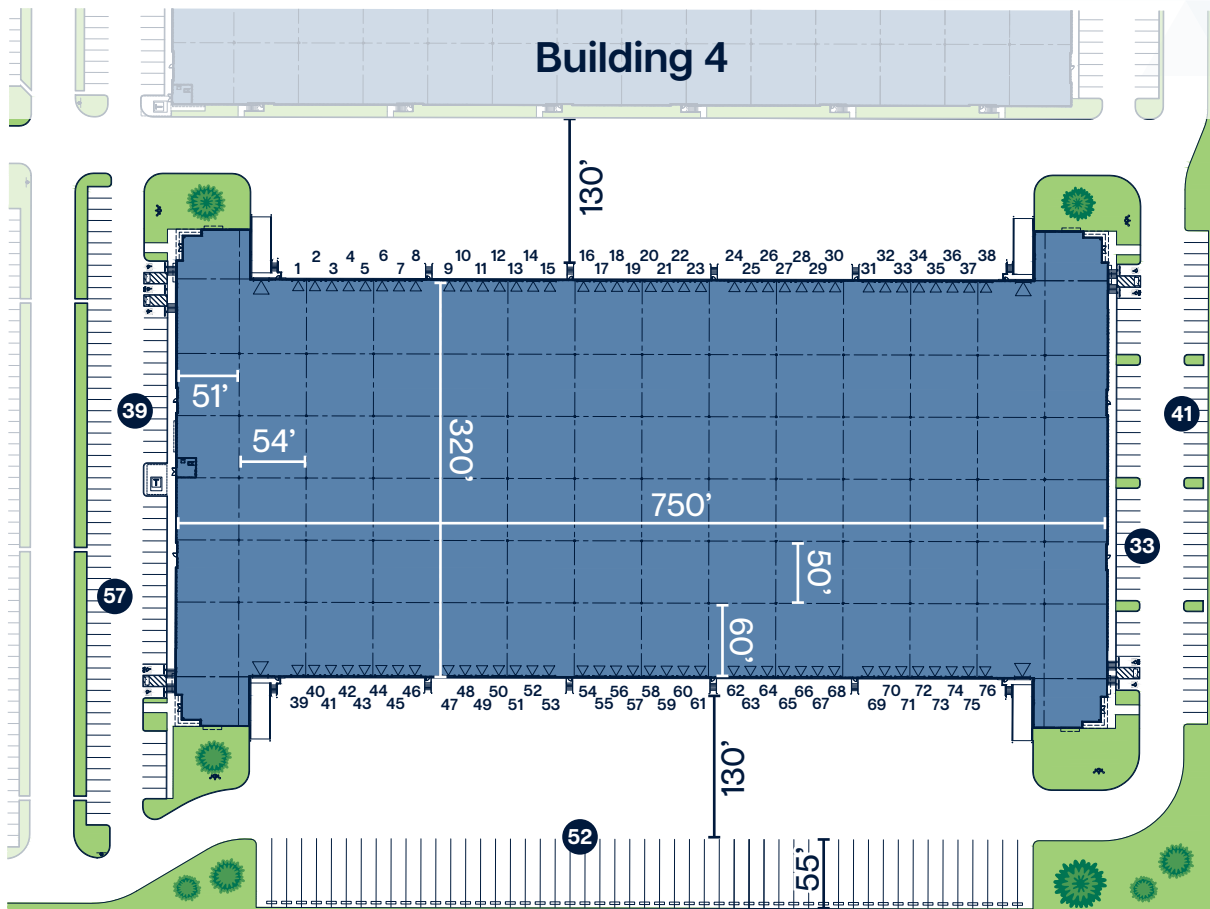




BUILDING 5

Size	248,735 SF (Divisible to ±124,368 SF)
Office	BTS
Column Spacing	54' x 50' (60' Speed Bay)
Clear Height	36'
Truck Court Depth	130' North and South
Loading Type	Cross-Dock

Dock-High Doors	76
Ramps	4
Auto Parking	170
Trailer Parking	52
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	2,500 kVA Pad Mounted Transformer



Superior Ingress/Egress

- Immediate access to Beltway 8
- Quick connect to Interstate 45
- Two (2) curb cuts off Frontage Road and two (2) curb cuts off Grayson Road



TriPort 8 Logistics Park

14.1 MILES TO BARBOURS CUT TERMINAL

Via Beltway 8 & Hwy 225

12.6 MILES TO BAYPORT CONTAINER TERMINAL

Via Genoa Red Bluff Rd.

8.3 MILES TO WILLIAM P. HOBBY AIRPORT

Via I-45 North

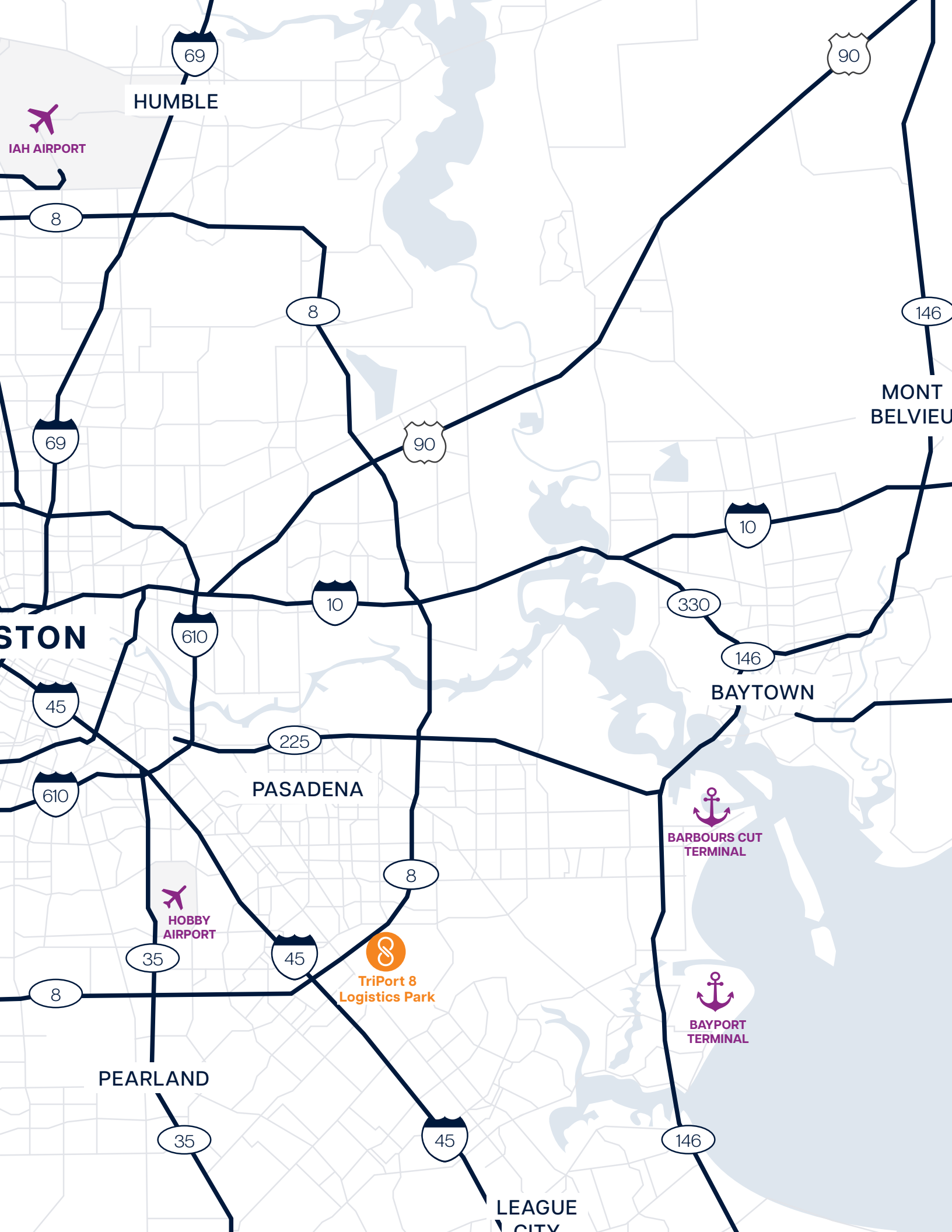
33.8 MILES TO GEORGE BUSH INTERCONTINENTAL AIRPORT (IAH)

Via Beltway 8

24.4 MILES TO POPULATION CENTER OF HOUSTON

Via I-45 North





Five-building, 881,521 SF Class A logistics park delivering Q3 2026.

TriPort 8 is positioned with high visibility and immediate access to Beltway 8 and quick connects to major thoroughfares like Interstate 45, Interstate 10, and Highway 225.





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