

IMPERIAL

VALLEY



UP TO ±378,980 SF AVAILABLE

309 ALDINE BENDER RD | HOUSTON, TX 77060

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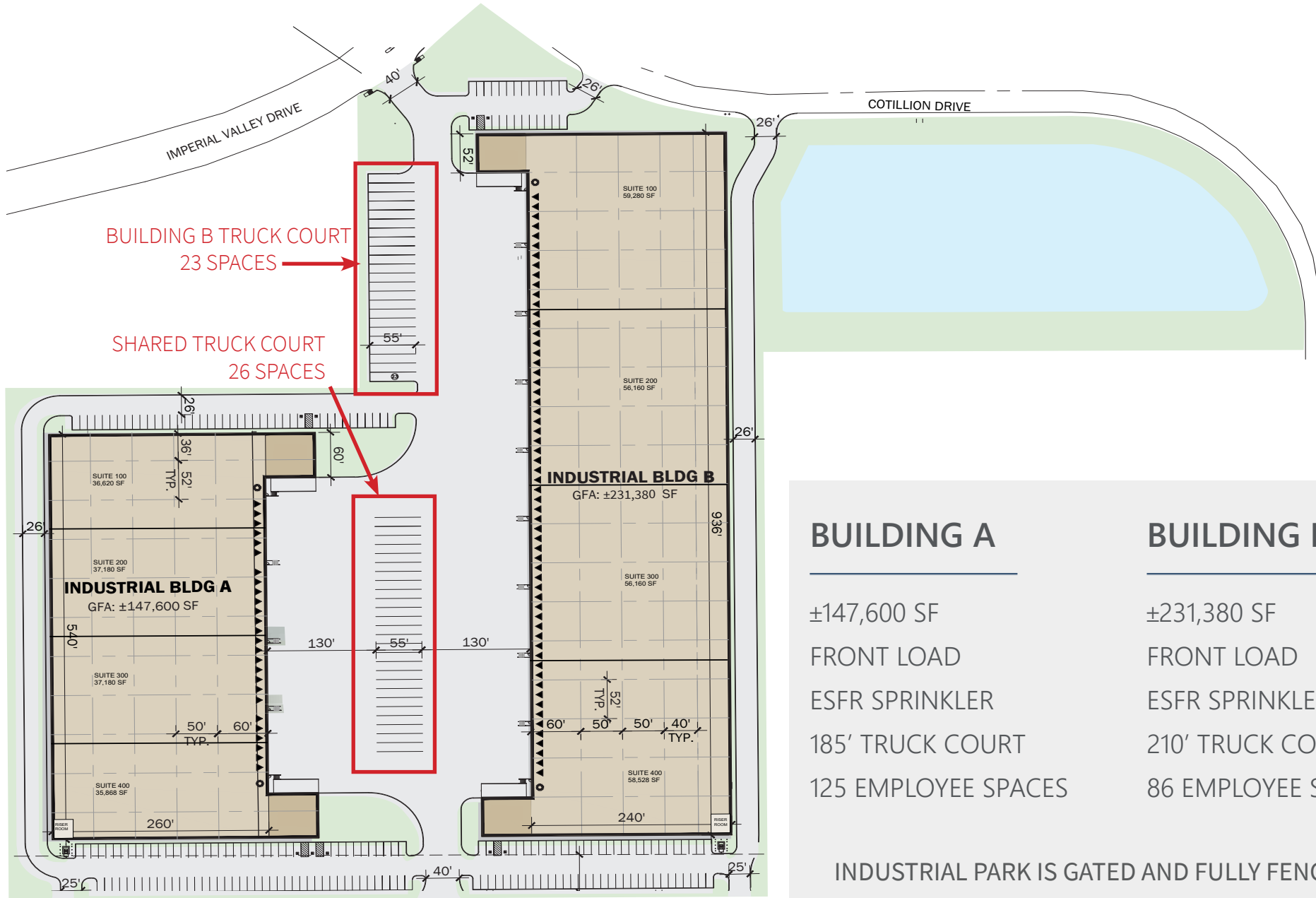
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PROVIDENT
INDUSTRIAL


Jones Lang LaSalle Brokerage, Inc.

IMPERIAL VALLEY OVERVIEW

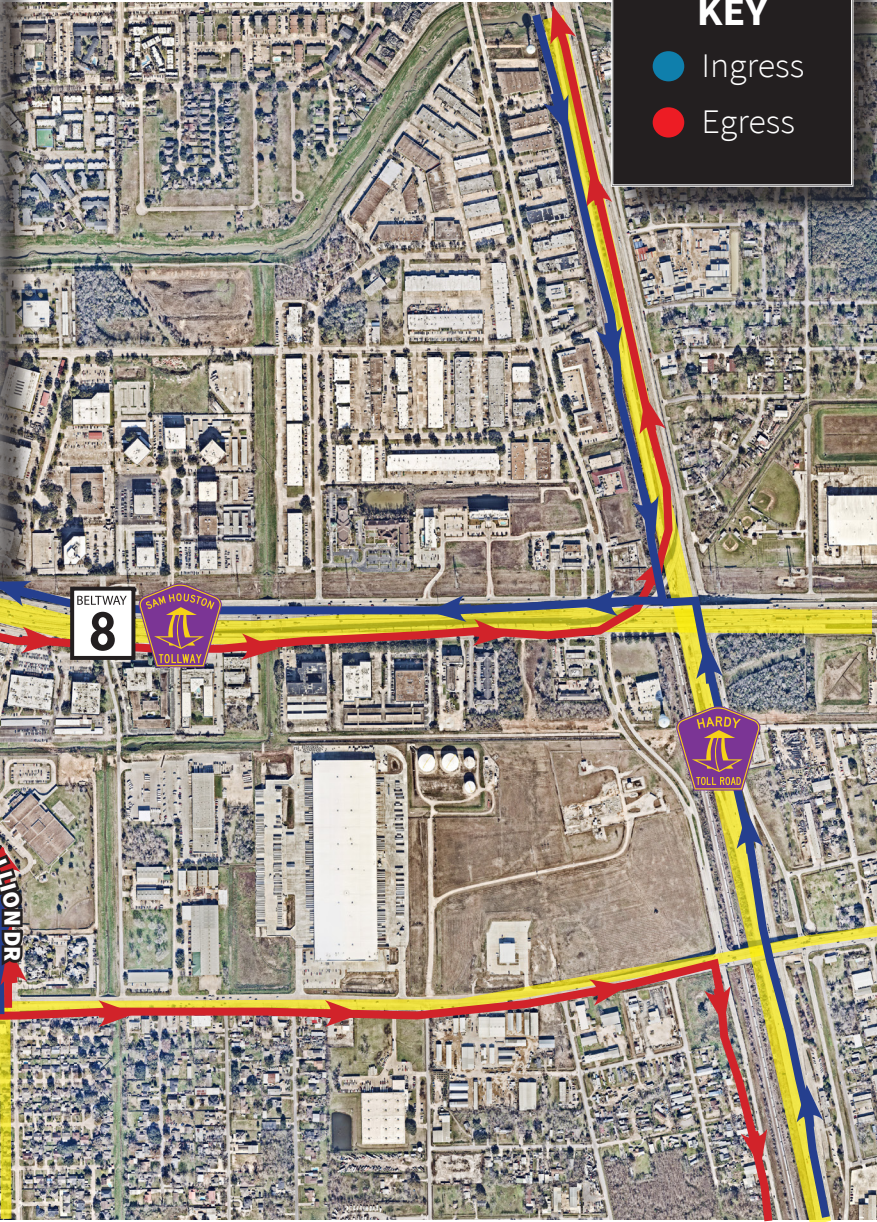
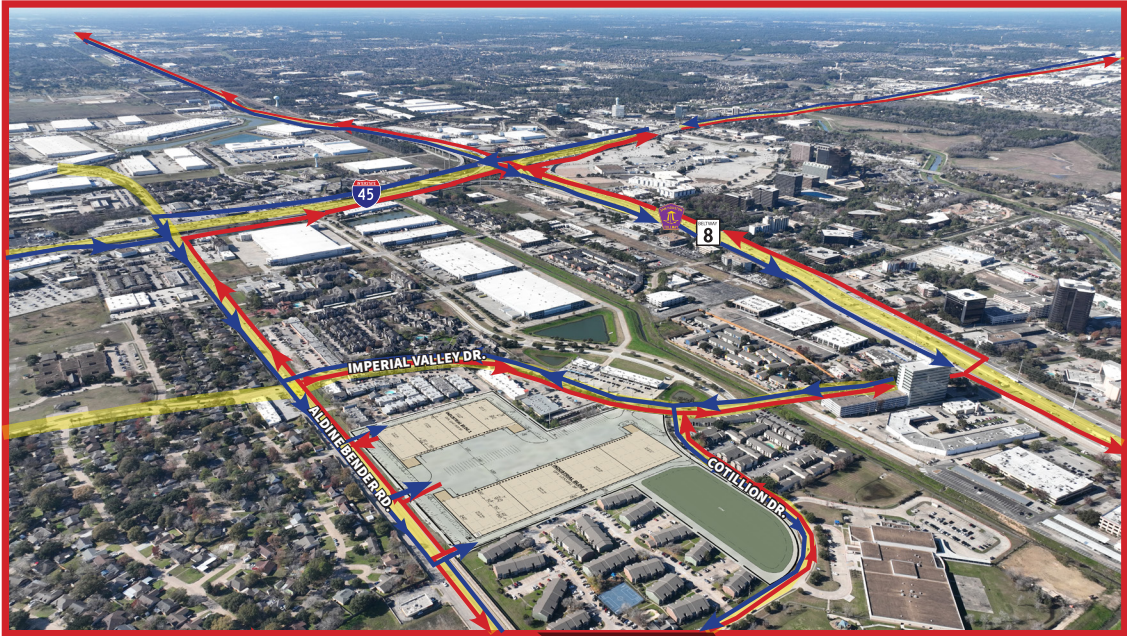


BUILDING A	BUILDING B
±147,600 SF	±231,380 SF
FRONT LOAD	FRONT LOAD
ESFR SPRINKLER	ESFR SPRINKLER
185' TRUCK COURT	210' TRUCK COURT
125 EMPLOYEE SPACES	86 EMPLOYEE SPACES
INDUSTRIAL PARK IS GATED AND FULLY FENCED	

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SUPERIOR ACCESS



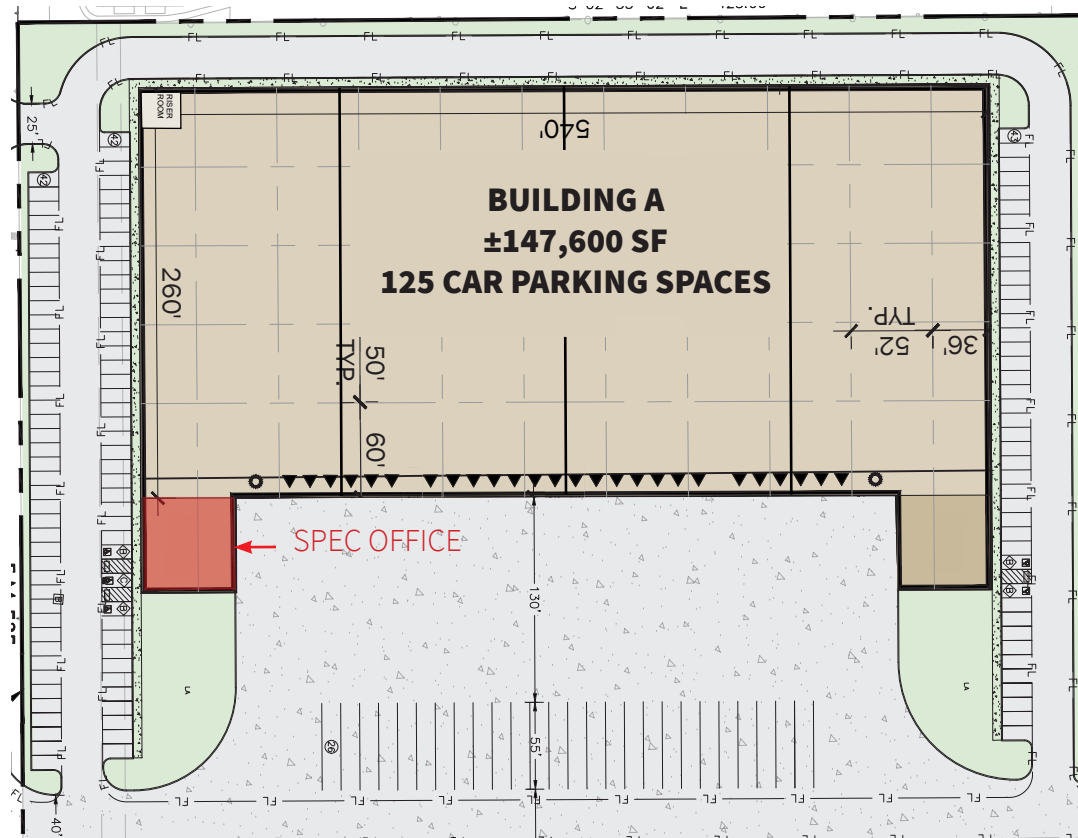
KEY

- Ingress
- Egress

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

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BUILDING A - SITE PLAN

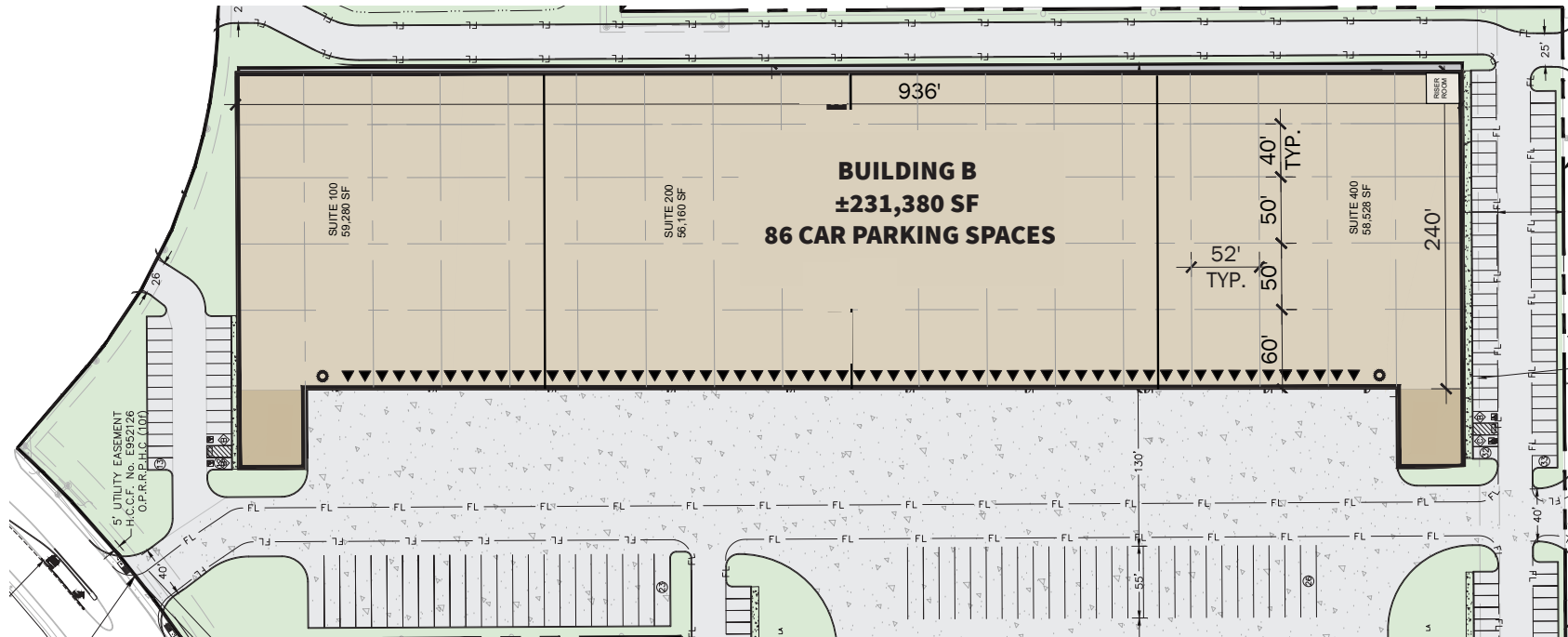


BUILDING FEATURES

Total SF:	147,600 SF	Clear Height:	32'	Sprinkler:	ESFR
Office SF:	BTS	Column Spacing:	50' x 52'	Parking Spaces:	125
Configuration:	Front Load	Dock Doors:	25	Truck Court:	210'
Building Depth:	260'	Ramp:	2	Trailer Stalls:	26

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BUILDING B - SITE PLAN

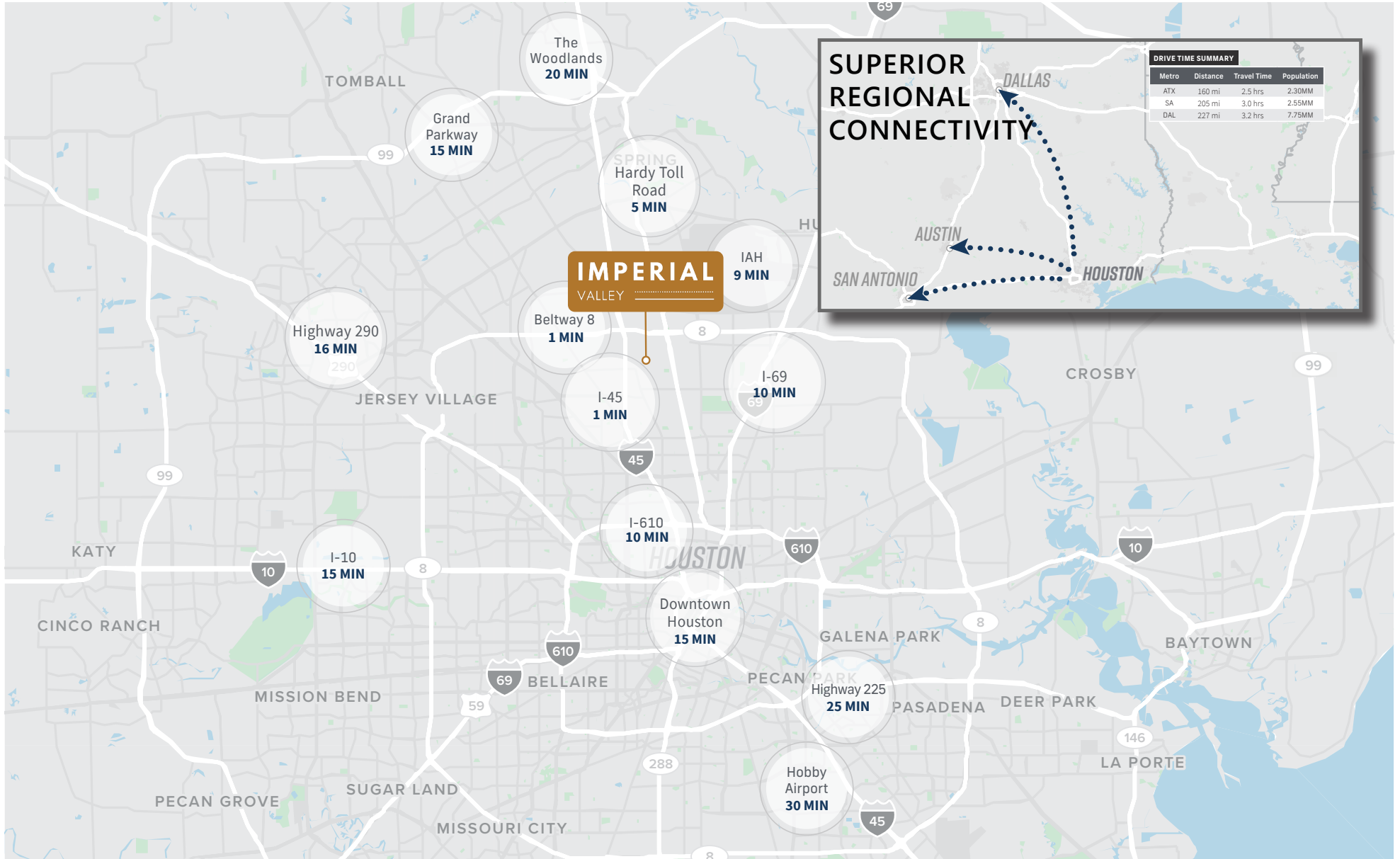


BUILDING FEATURES

Total SF:	231,380 SF	Clear Height:	32'	Sprinkler:	ESFR
Office SF:	BTS	Column Spacing:	50' X 52'	Parking Spaces:	86
Configuration:	Front Load	Dock Doors:	52	Truck Court:	210'
Building Depth:	240'	Ramp:	2	Trailer Stalls:	23 - 49

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STRATEGIC LOCATION



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