



±256,080 SF – DELIVERING Q3 2027
AVAILABLE FOR LEASE OR SALE



A DEVELOPMENT BY:



MARKETING BY:



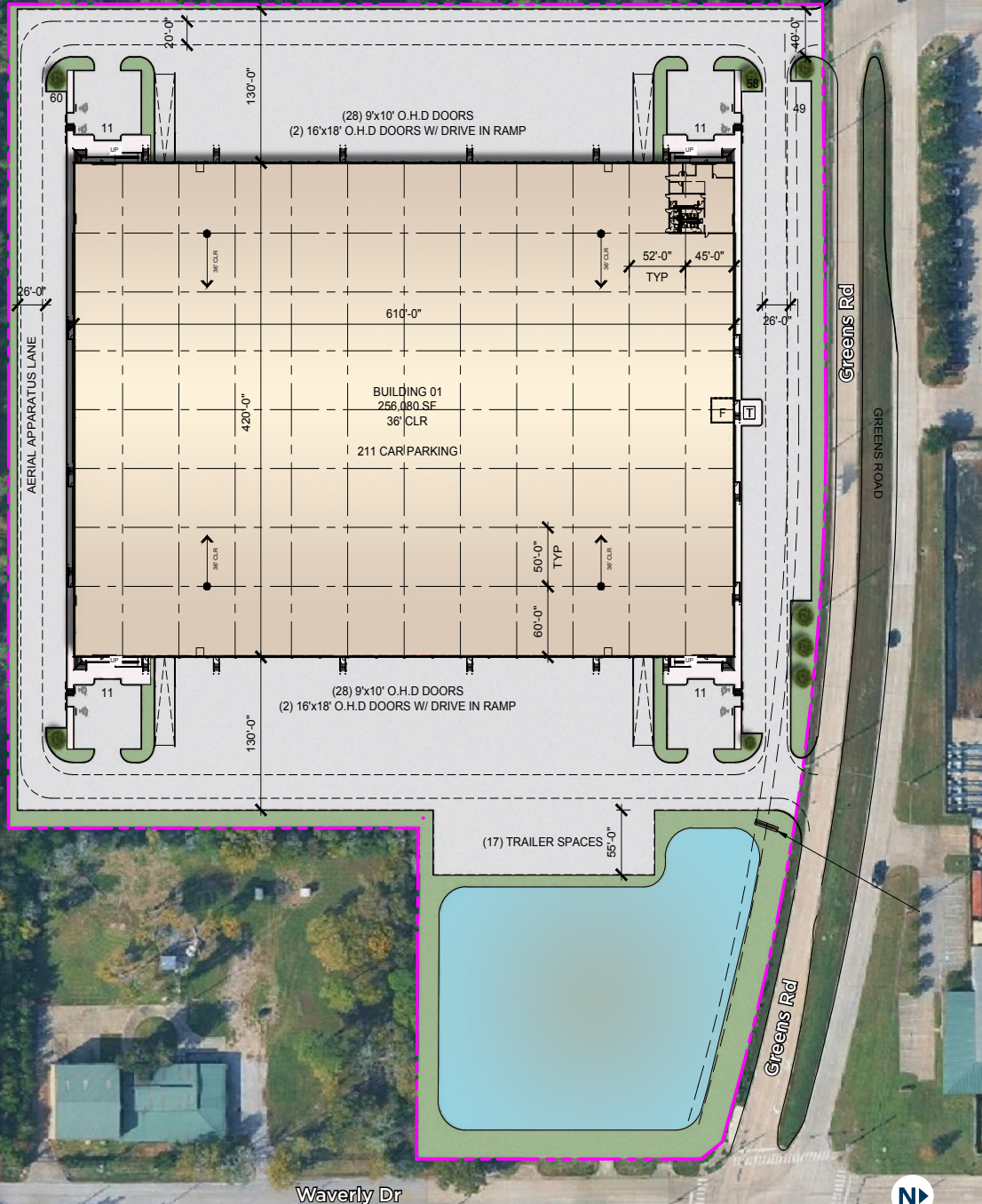
SITE PLAN

Base Building Specs

Building Size & Configuration	256,080 SF Cross Dock
Availability Ranges	128,040 SF to 256,080 SF
Total Land Area	19.92 Acres
Power Service & Capacity	up to 4,000 Amps
Clear Height	36'
Building Depth	420'
Column Spacing	50' X 52'
Speed Bay Depth	60'
Floor Slab	7"
Dock High Doors	56 (9' X 10')
Ramped Doors	4 (16' X 18')
Sprinkler	ESFR
Truck Court	130'
Parking Spaces	211 (.82/1,000)
Trailer Parking	17

- Office Area: ~3,200 SF
- Warehouse Lighting: Motion Sensor LED Lighting (2 fixtures per bay)
- Exhaust Fans for one (1) air change per hour
- Join sealants & diamond hard floor sealer throughout
- Interior Warehouse delivered in White Box Condition.
- Four (4) mechanical levelers with 40,000 lbs capacity rating

Office Area & Pre Finish



LOCATION OVERVIEW



STRATEGIC LOCATION

- Prime North Houston Location providing strategic distribution and operational connectivity
- Multiple points of ingress / egress offering excellent access to Interstate 45, Beltway 8 North, the Hardy Toll Road and Grand Parkway

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	159 mi	2.5 hrs	2.30MM
SA	203 mi	3.1 hrs	2.55MM
DAL	229 mi	3.4 hrs	7.75MM



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