

DISTRIBUTION BUILDING FOR LEASE CLASS A OFFICE & WAREHOUSE SPACE

64,369 SQUARE FEET



10000 West Sam Houston Parkway North, Suite 200 | Houston, TX 77064



AVAILABILITY

- ▼ Total Available: 64,369 SF
- ▼ 1st Floor Office: 3,312 SF
- ▼ Warehouse: 61,057 SF

BUILDING FEATURES

- ▼ Outstanding Visibility and Corporate Identity
- ▼ 76 Car Parks
- ▼ 800 Amp of Capacity
- ▼ ESFR Sprinkler
- ▼ LED Warehouse Lights, 2 per Bay
- ▼ A.D.A Accessible

SPACE FEATURES

- ▼ Corner Space with Abundant Storefront Glass
- ▼ 32' Clear Height
- ▼ Fenced Truck Apron with 127' Truck Apron
- ▼ Twelve (12) Dock-high Loading Doors
- ▼ One Drive-up Ramp with 12'x14' O.H. Doors
- ▼ Five (5) Pit Levelers
- ▼ 40' x 44' Bays | 50' Speed Bay



The project is located in NW Houston with direct access to Sam Houston Tollway and less than 5 minutes away from Highway 249 and 290.

LOCATION | NORTHWEST HOUSTON



IAH BUSH AIRPORT 18 MILES



DOWNTOWN HOU 20 MILES



MEDICAL CENTER 22 MILES



PORT OF HOUSTON 30 MILES



HOBBY AIRPORT 30 MILES

