











AVAILABILITY

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

BUILDING FEATURES

- Outstanding Visiblity 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



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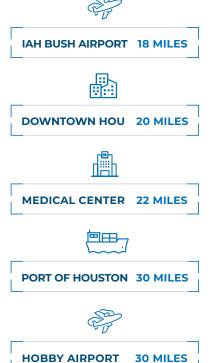
C E N T E R





LOCATION | NORTHWEST HOUSTON







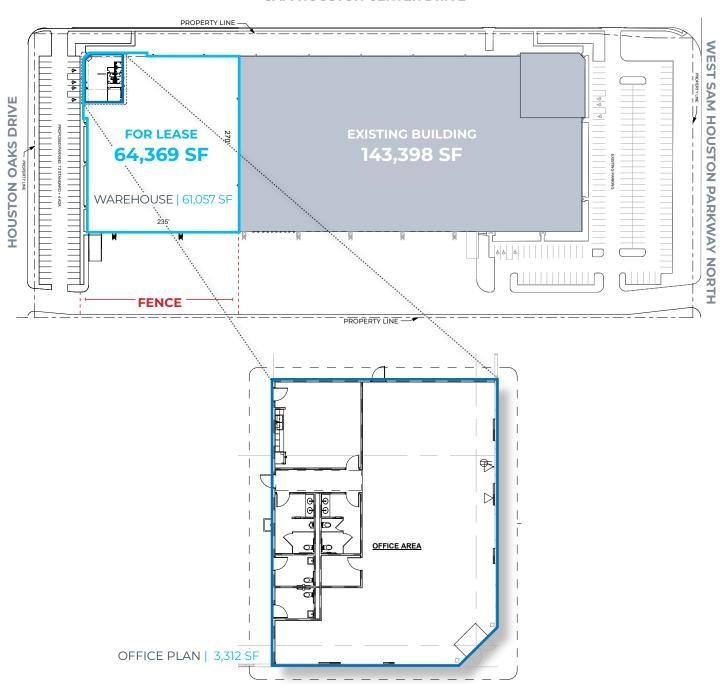
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SAM HOUSTON CENTER DRIVE





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