

# IMPERIAL

VALLEY



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## UP TO ±272,132 SF AVAILABLE

309 ALDINE BENDER RD | HOUSTON, TX 77060

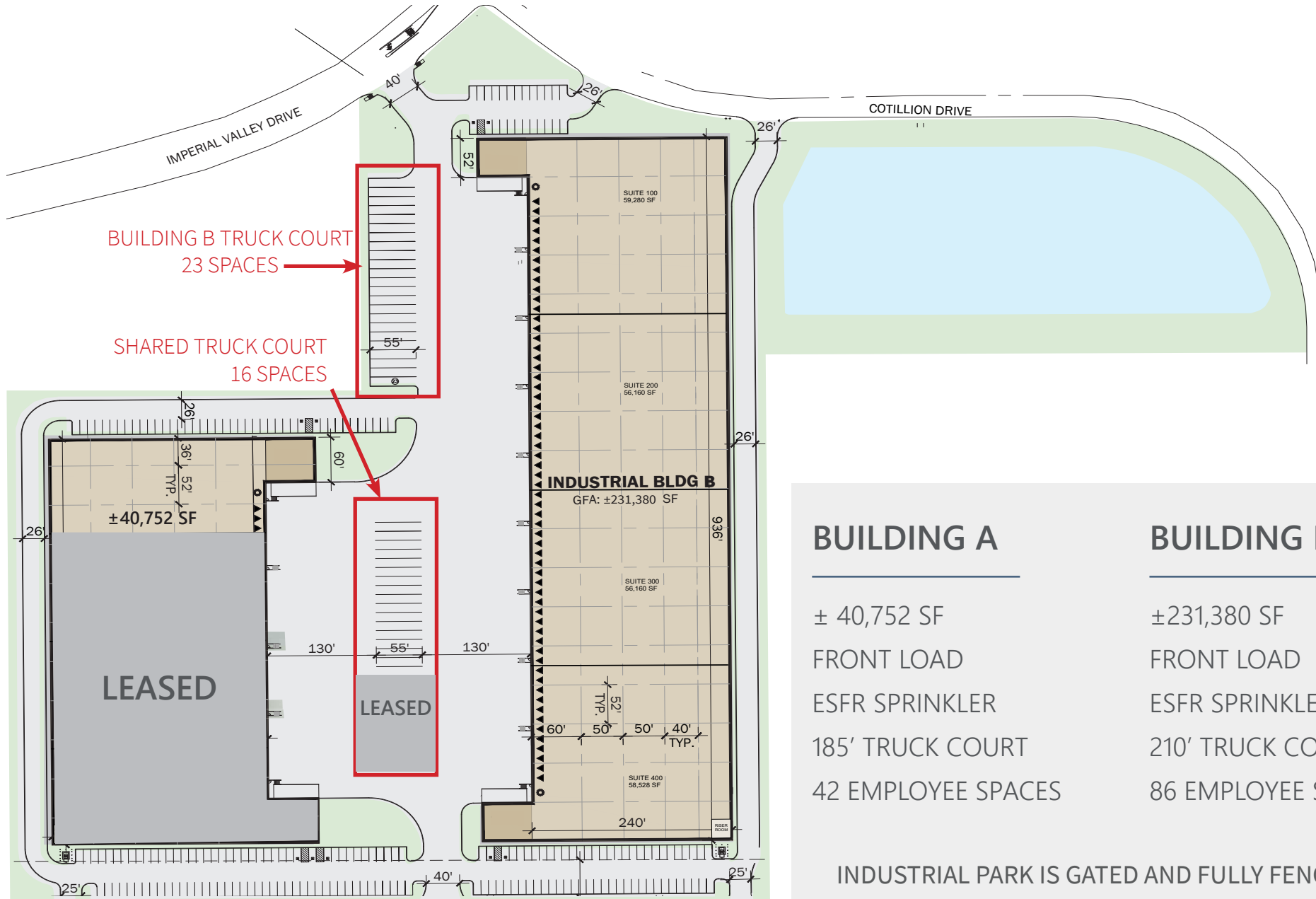
Richard Quarles, SIOR  
+1 713 888 4019  
richard.quarles@jll.com

Joseph Berwick  
+1 713 425 5842  
joseph.berwick@jll.com

Eliza Klein  
+1 713 425 1816  
eliza.klein@jll.com



# IMPERIAL VALLEY OVERVIEW



## BUILDING A

± 40,752 SF  
FRONT LOAD  
ESFR SPRINKLER  
185' TRUCK COURT  
42 EMPLOYEE SPACES

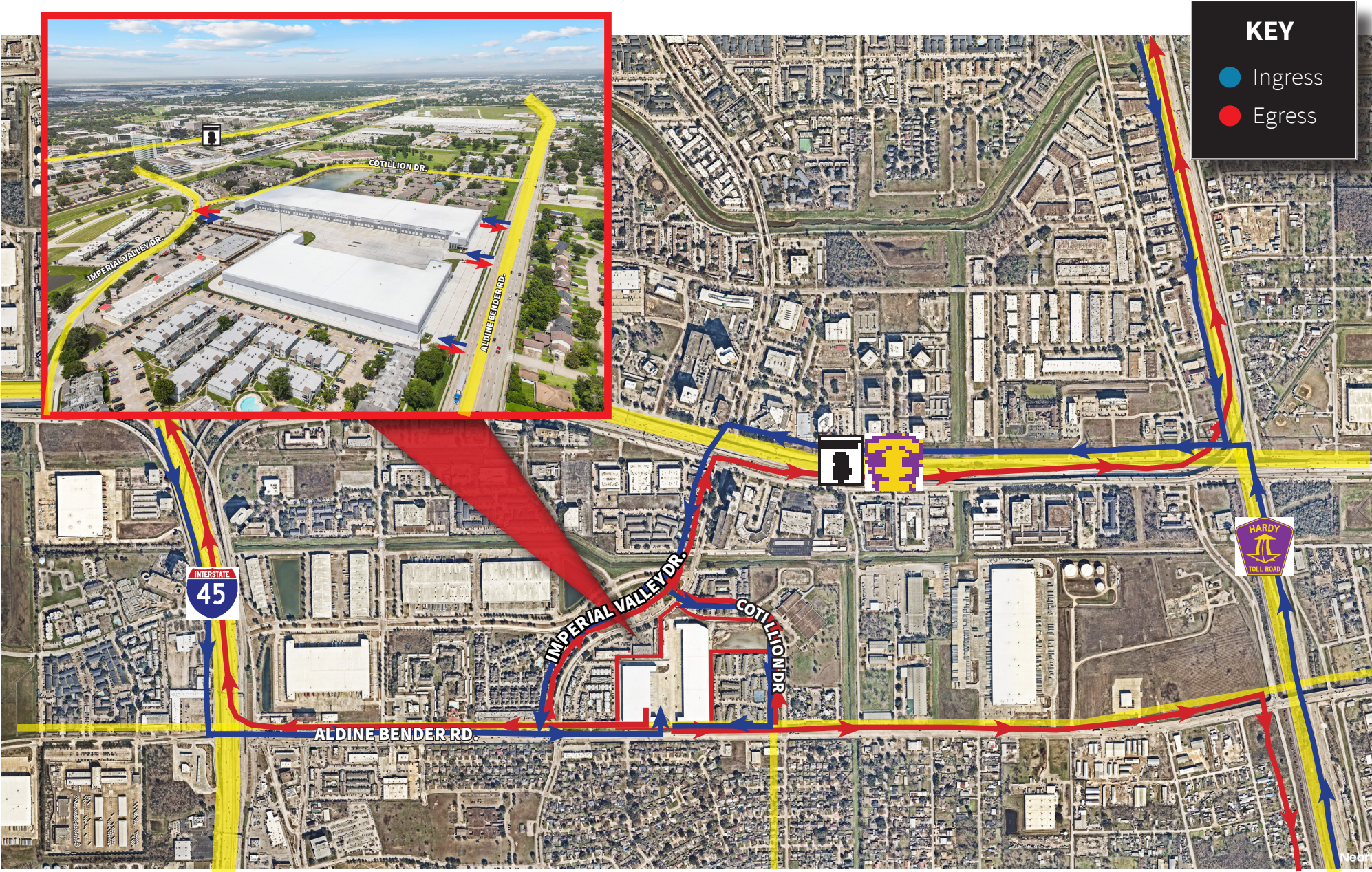
## BUILDING B

±231,380 SF  
FRONT LOAD  
ESFR SPRINKLER  
210' TRUCK COURT  
86 EMPLOYEE SPACES

INDUSTRIAL PARK IS GATED AND FULLY FENCED

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# SUPERIOR ACCESS

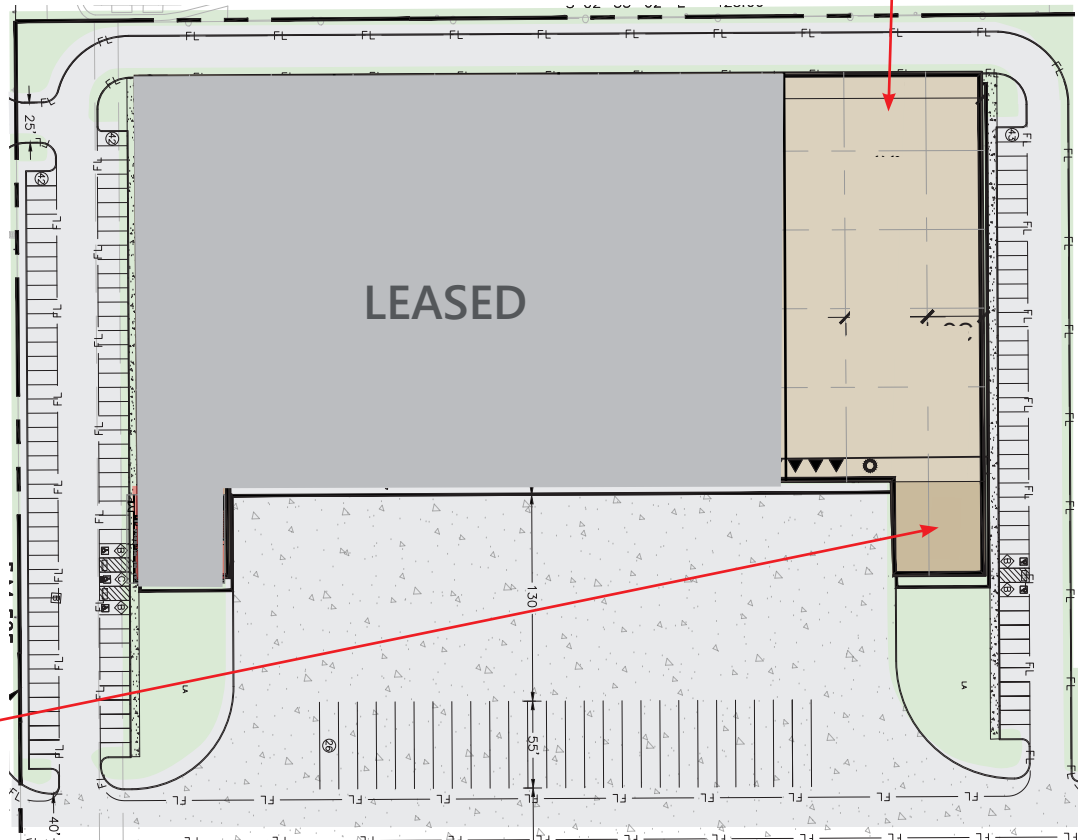
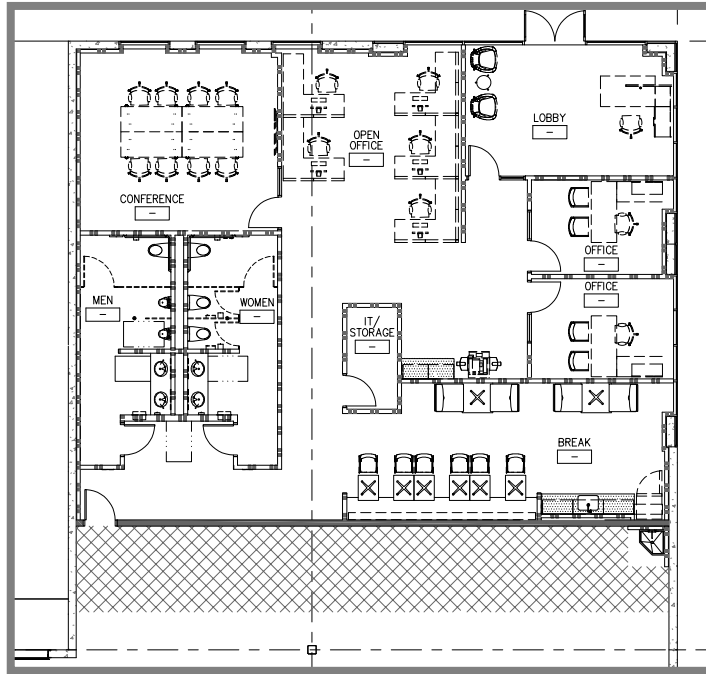


Triple direct Access to Hardy Toll Road, Beltway 8, and I-45

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# BUILDING A - SITE PLAN

SPEC OFFICE - ±2,850 SF



BUILDING A  
±40,752 SF  
AVAILABLE

## BUILDING FEATURES

Total SF: 40,752 SF

Office SF: 2,850 SF

Configuration: Front Load

Building Depth: 260'

Clear Height: 32'

Column Spacing: 50' x 52'

Dock Doors: 3

Dock Levelers: 2

Ramp: 1

Sprinkler: ESFR

Parking Spaces: 42

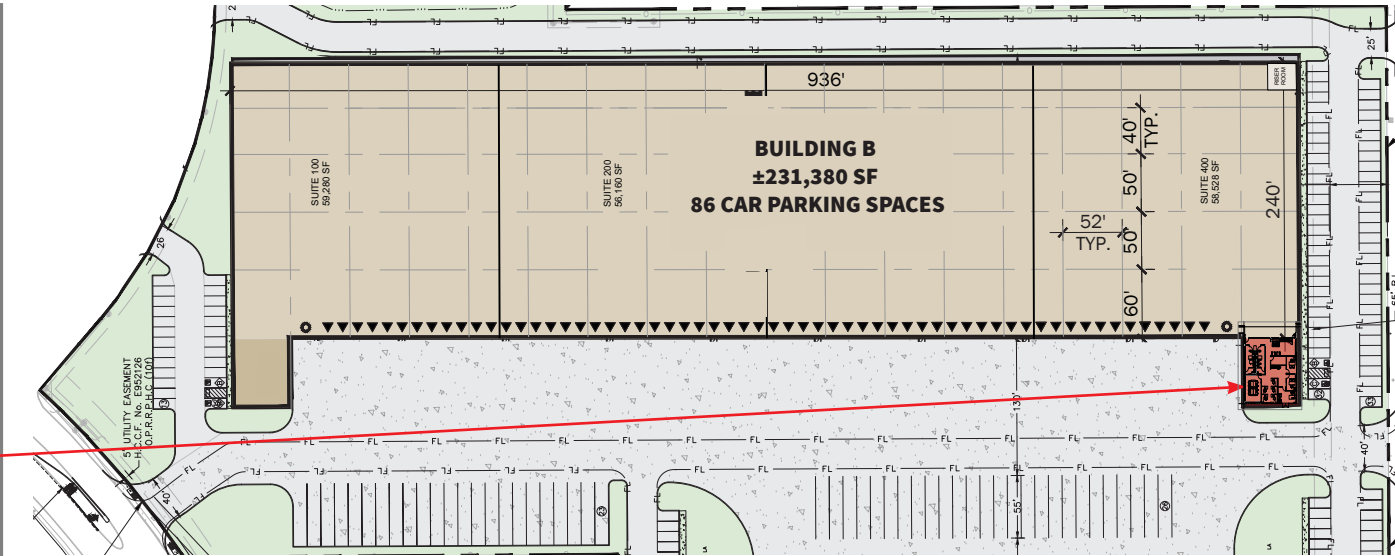
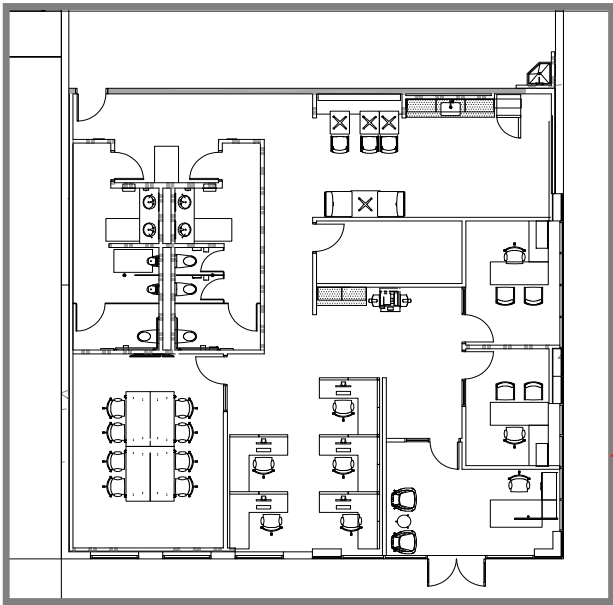
Truck Court: 210'

Trailer Stalls: 16

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# BUILDING B - SITE PLAN

SPEC OFFICE - ±2,665 SF

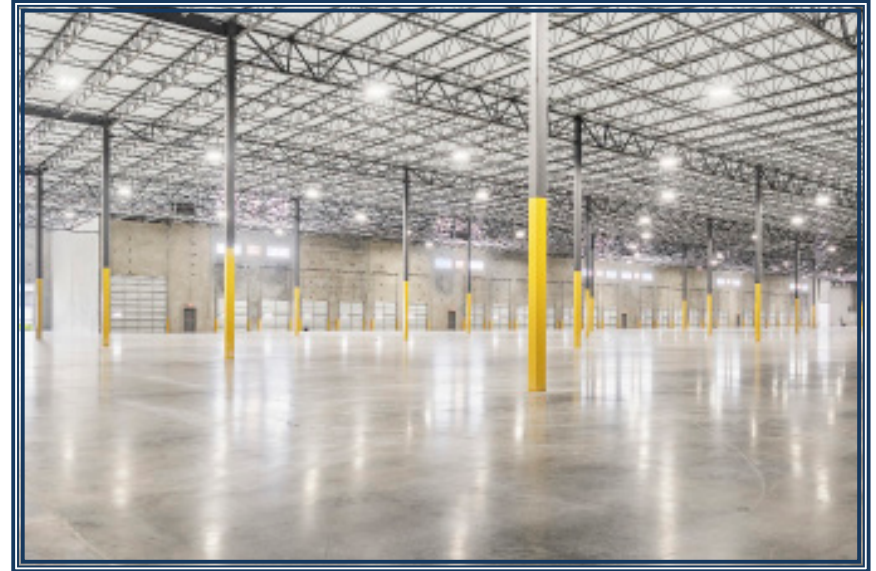


## BUILDING FEATURES

|                 |            |                 |           |                 |         |
|-----------------|------------|-----------------|-----------|-----------------|---------|
| Total SF:       | 231,380 SF | Column Spacing: | 50' X 52' | Parking Spaces: | 86      |
| Office SF:      | 2,665 SF   | Dock Doors:     | 52        | Truck Court:    | 210'    |
| Configuration:  | Front Load | Dock Levelers:  | 8         | Trailer Stalls: | 23 - 49 |
| Building Depth: | 240'       | Ramps:          | 2         |                 |         |
| Clear Height:   | 32'        | Sprinkler:      | ESFR      |                 |         |

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# INTERIOR PHOTOS



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**Imperial Valley**

**DRIVE TIME SUMMARY**

| Metro | Distance | Travel Time | Population |
|-------|----------|-------------|------------|
| ATX   | 128 mi   | 2.5 hrs     | 2.30MM     |
| SA    | 193 mi   | 3.0 hrs     | 2.55MM     |
| DAL   | 225 mi   | 3.2 hrs     | 7.75MM     |




# CONTACT INFORMATION

## LEASING

### **Richard Quarles, SIOR**

Executive Vice President

+1 713 888 4019

[richard.quarles@jll.com](mailto:richard.quarles@jll.com)

### **Joseph Berwick**

Executive Vice President

+1 713 425 4852

[joseph.berwick@jll.com](mailto:joseph.berwick@jll.com)

### **Eliza Klein**

Senior Associate

+1 713 425 1816

[eliza.klein@jll.com](mailto:eliza.klein@jll.com)

## OWNERSHIP

### **Christen Vestal**

Director, Development & Acquisitions

+1 832 444 4098

[cvestal@providentrealty.net](mailto:cvestal@providentrealty.net)

