

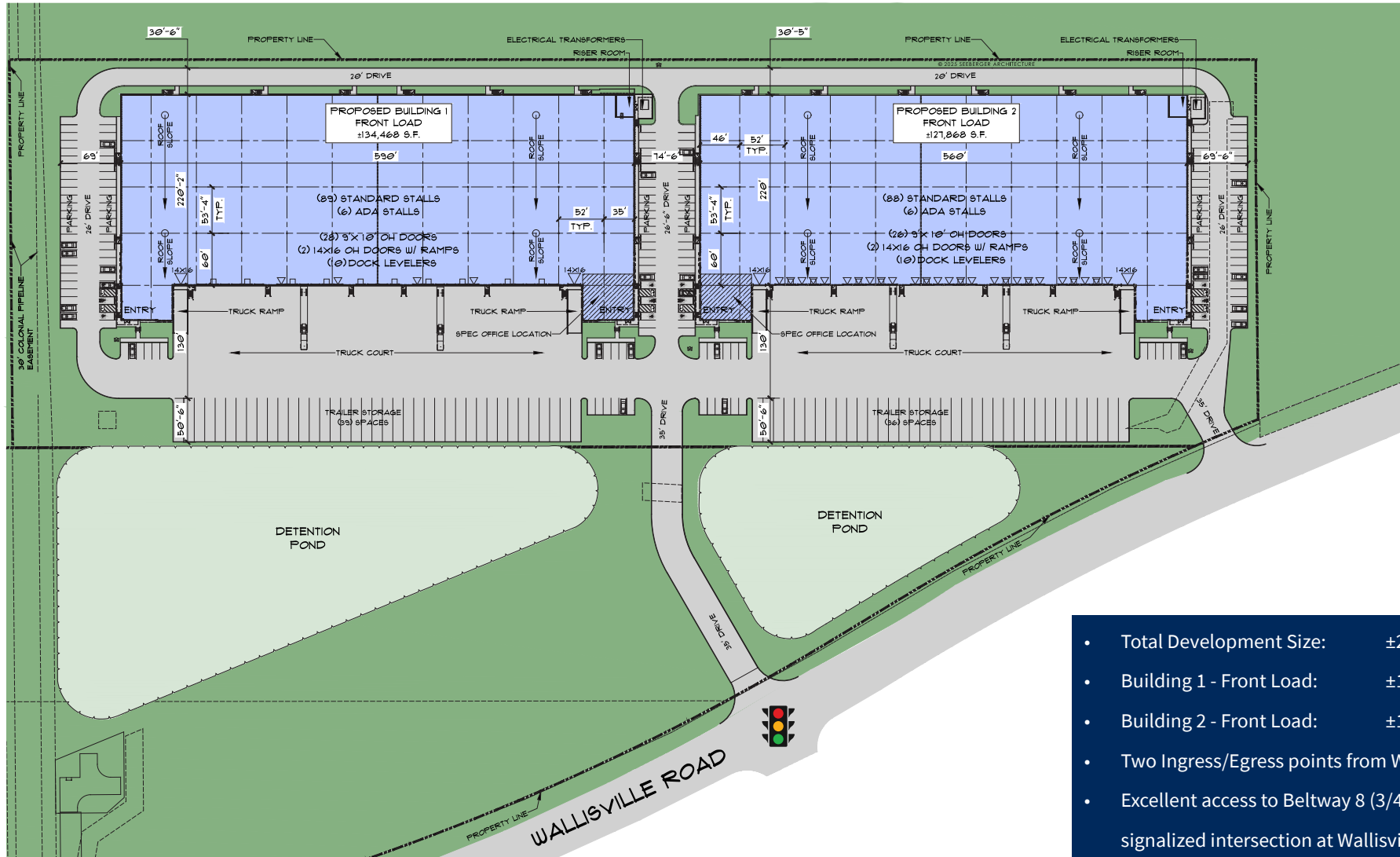




# OVERALL SITE PLAN

16003-16005 WALLISVILLE ROAD, HOUSTON, TX 77049

UP TO ±262,612 SF  
Under Construction - Delivering Q2 2026



- Total Development Size: ±262,336 SF
- Building 1 - Front Load: ±134,468 SF
- Building 2 - Front Load: ±127,868 SF
- Two Ingress/Egress points from Wallisville Rd.
- Excellent access to Beltway 8 (3/4 Mile) with signalized intersection at Wallisville Rd



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

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

David Holland  
+1 713 888 4095  
david.holland@jll.com

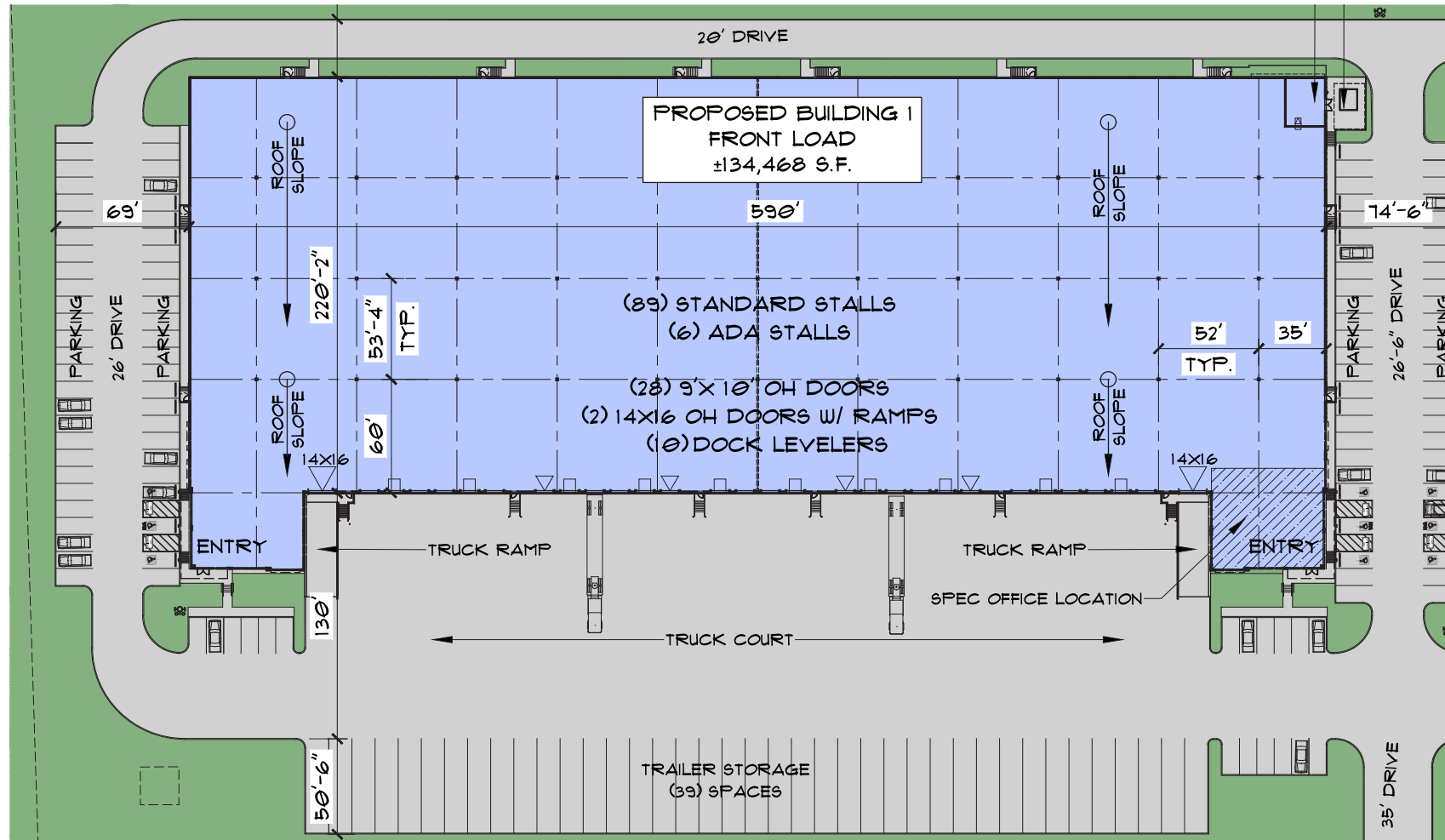
A DEVELOPMENT BY:





# BUILDING 1 SITE PLAN

16003 WALLISVILLE ROAD, HOUSTON, TX 77049

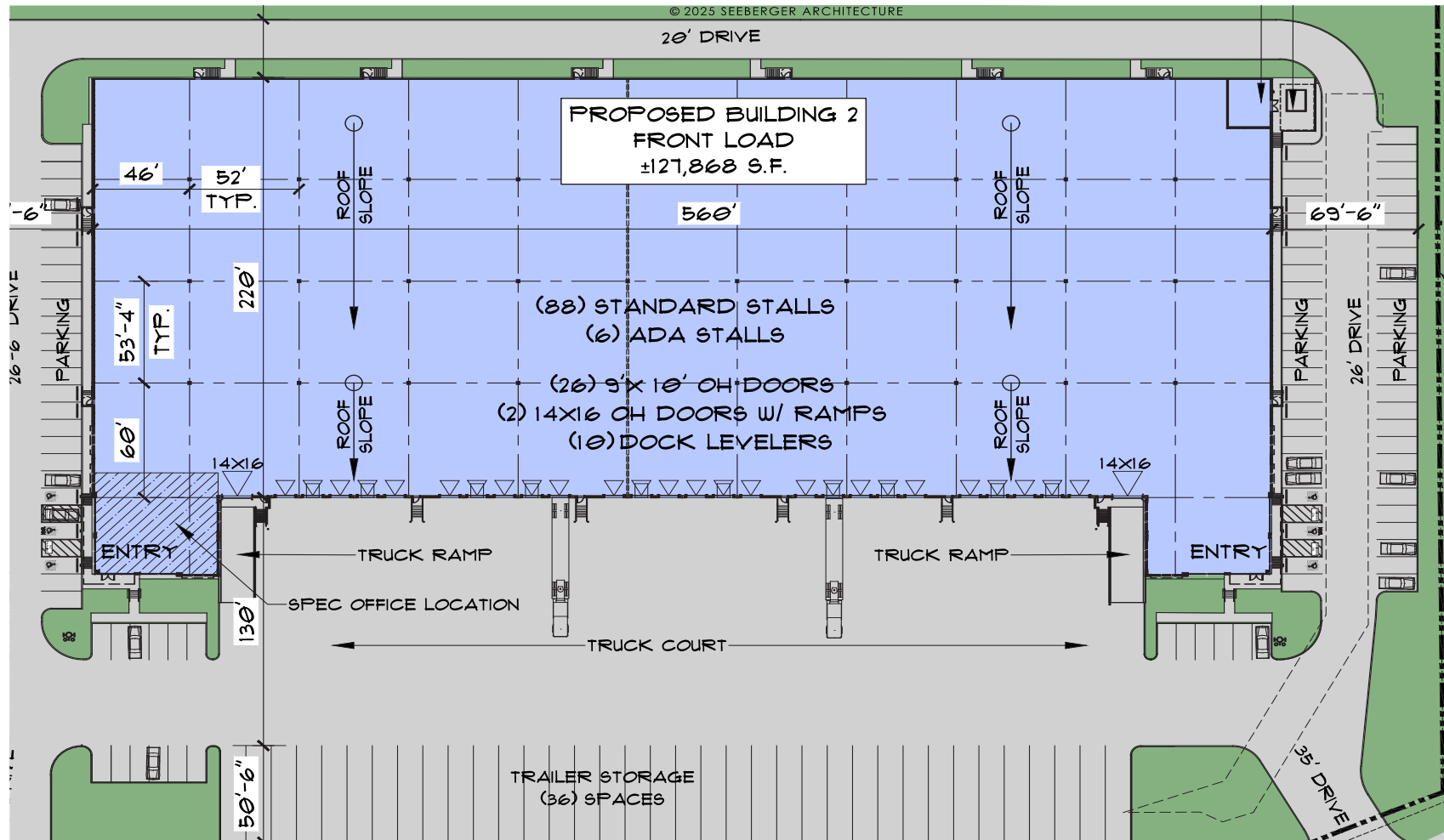


Total SF:	±134,468 SF	Parking:	97	Drive-in Doors:	2 (14' x 16')	TI Package:	• LED Lights
Spec Office SF:	±3,059 SF	Trailer Parking:	39	Column Spacing:	52' x 60'		• Spec Levelers
Clear Height:	32'	Configuration:	Front Load	Sprinklers:	ESFR		
Truck Court Depth:	180'	Dock High Doors:	28 (9' x 10')	Speed Bay Depth:	60'		



# BUILDING 2 SITE PLAN

16005 WALLISVILLE ROAD, HOUSTON, TX 77049

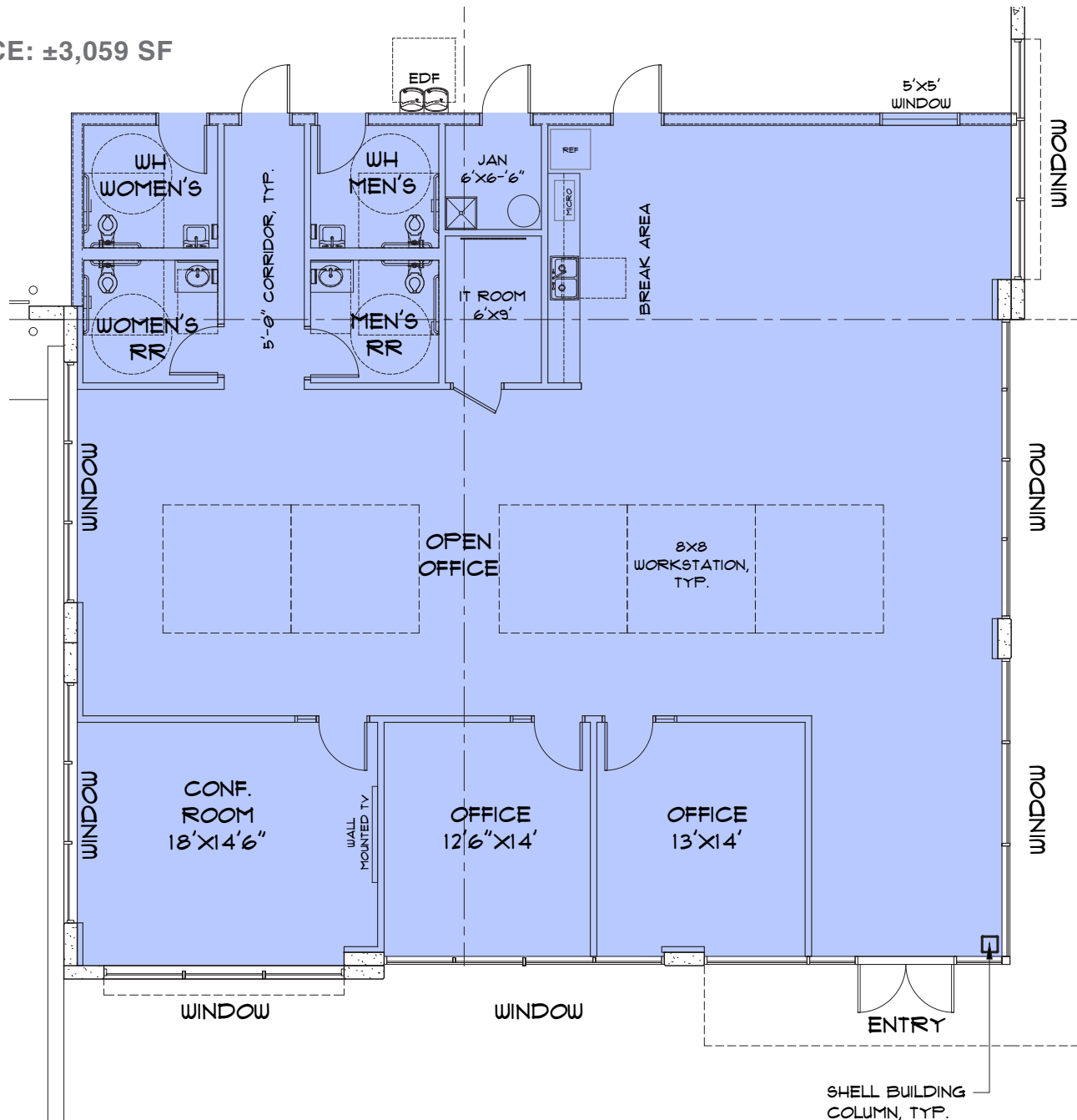


Total SF:	±127,868 SF	Parking:	90	Drive-in Doors:	2 (14' x 16')	TI Package:	• LED Lights
Spec Office SF:	±3,059 SF	Trailer Parking:	36	Column Spacing:	52' x 60'		• Spec Levelers
Clear Height:	32'	Configuration:	Front Load	Sprinklers:	ESFR		
Truck Court Depth:	180'	Dock High Doors:	26 (9' x 10')	Speed Bay Depth:	60'		



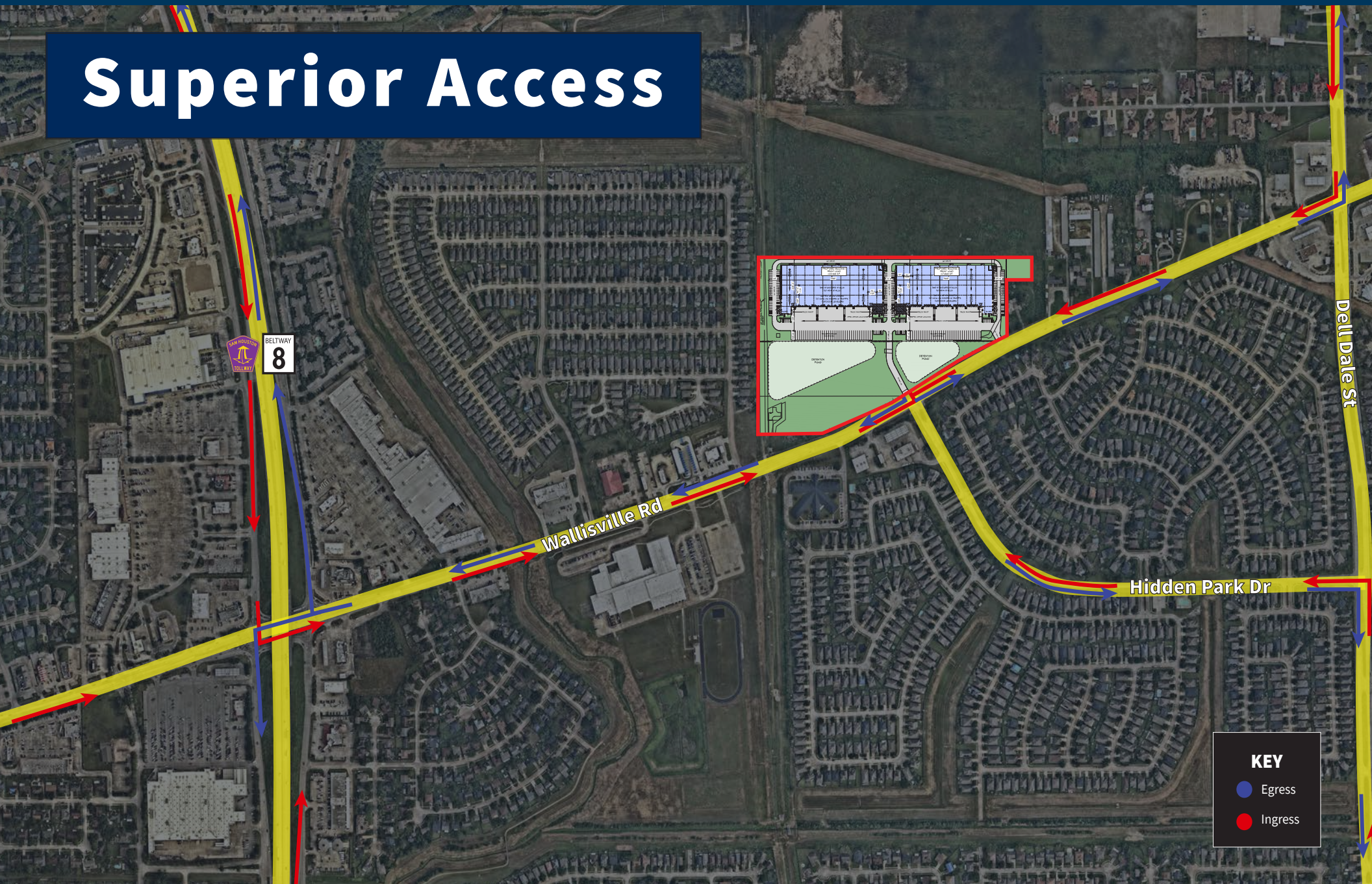
# OFFICE FLOOR PLAN

SPEC OFFICE:  $\pm 3,059$  SF





# Superior Access



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

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

David Holland  
+1 713 888 4095  
david.holland@jll.com

A DEVELOPMENT BY:





# Surrounding Area



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

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

David Holland  
+1 713 888 4095  
david.holland@jll.com

A DEVELOPMENT BY:





- Prime East Houston Location at Beltway 8 East and Wallisville Rd. providing strategic distribution and operational connectivity
- Development offers excellent access to Beltway 8, I-10, Highway 225, US-59.
- Close proximity to the petrochemical corridor, ship channel, and Port Houston Terminals.

- Prime East Houston Location at Beltway 8 East and Wallisville Rd. providing strategic distribution and operational connectivity
- Development offers excellent access to Beltway 8, I-10, Highway 225, US-59.
- Close proximity to the petrochemical corridor, ship channel, and Port Houston Terminals.



richard.quarles@jll.com

joseph.berwick@jll.com

david.holland@jll.com

VIGAVI 

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.