

WALLISVILLE

8

LOGISTICS  
PARK

UP TO  $\pm 262,612$  SF

Under Construction - Delivering Q2 2026

16003-16005 WALLISVILLE ROAD, HOUSTON, TX 77049



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A DEVELOPMENT BY:

VIGAVI

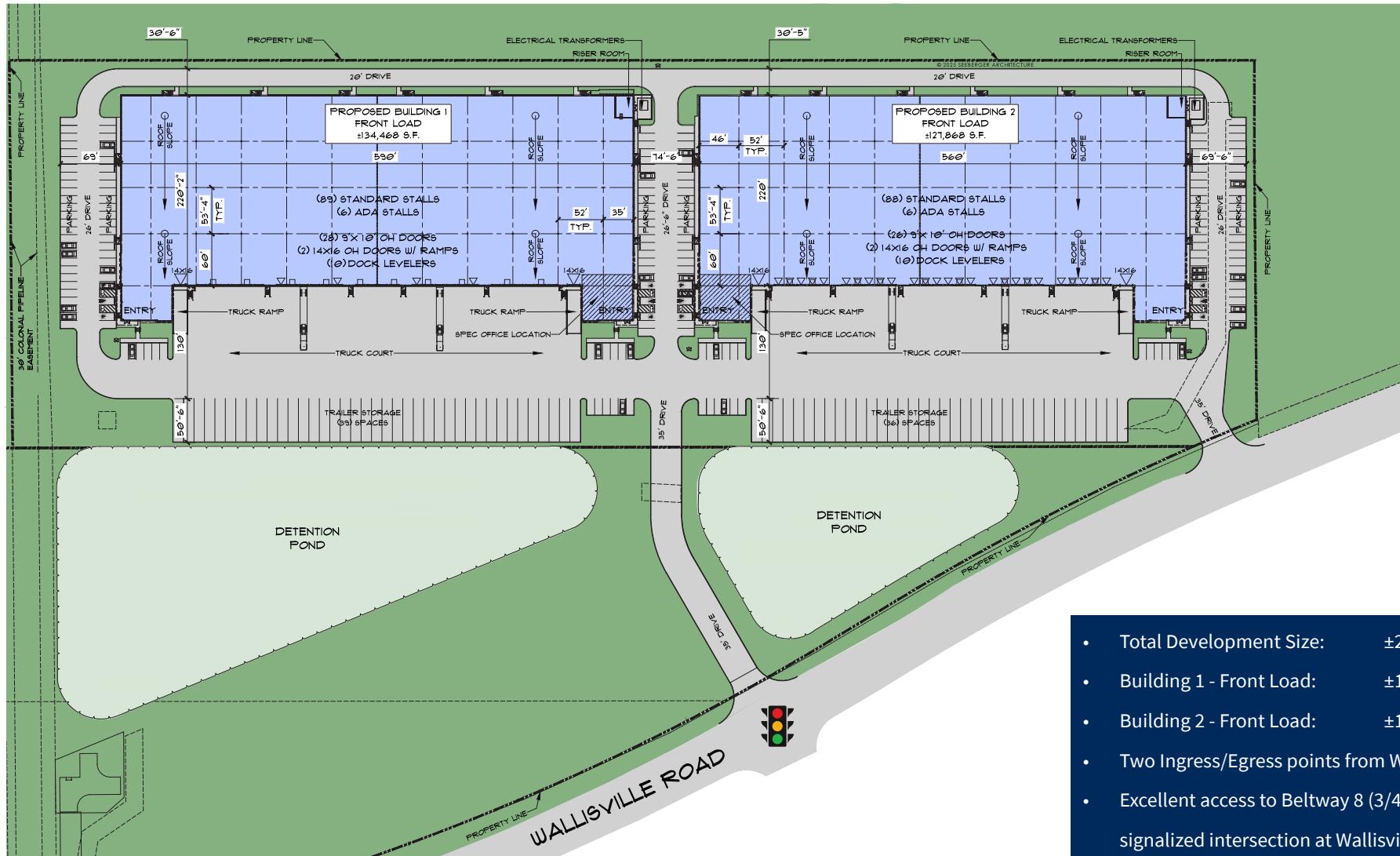


# OVERALL SITE PLAN

16003-16005 WALLISVILLE ROAD, HOUSTON, TX 77049

UP TO  $\pm 262,612$  SF

Under Construction - Delivering Q2 2026



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



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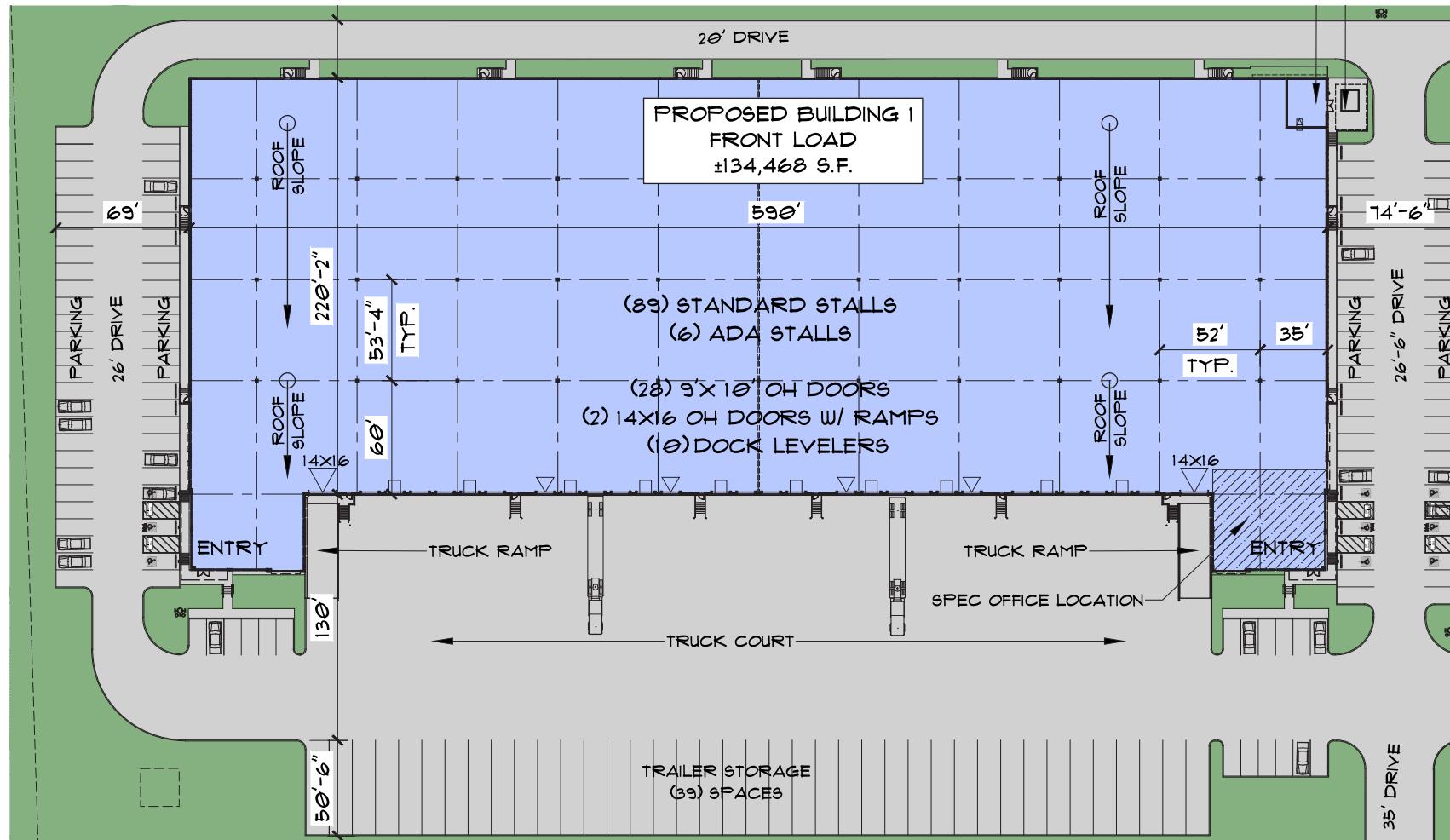


# BUILDING 1 SITE PLAN

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 JLL

16003 WALLISVILLE ROAD, HOUSTON, TX 77049



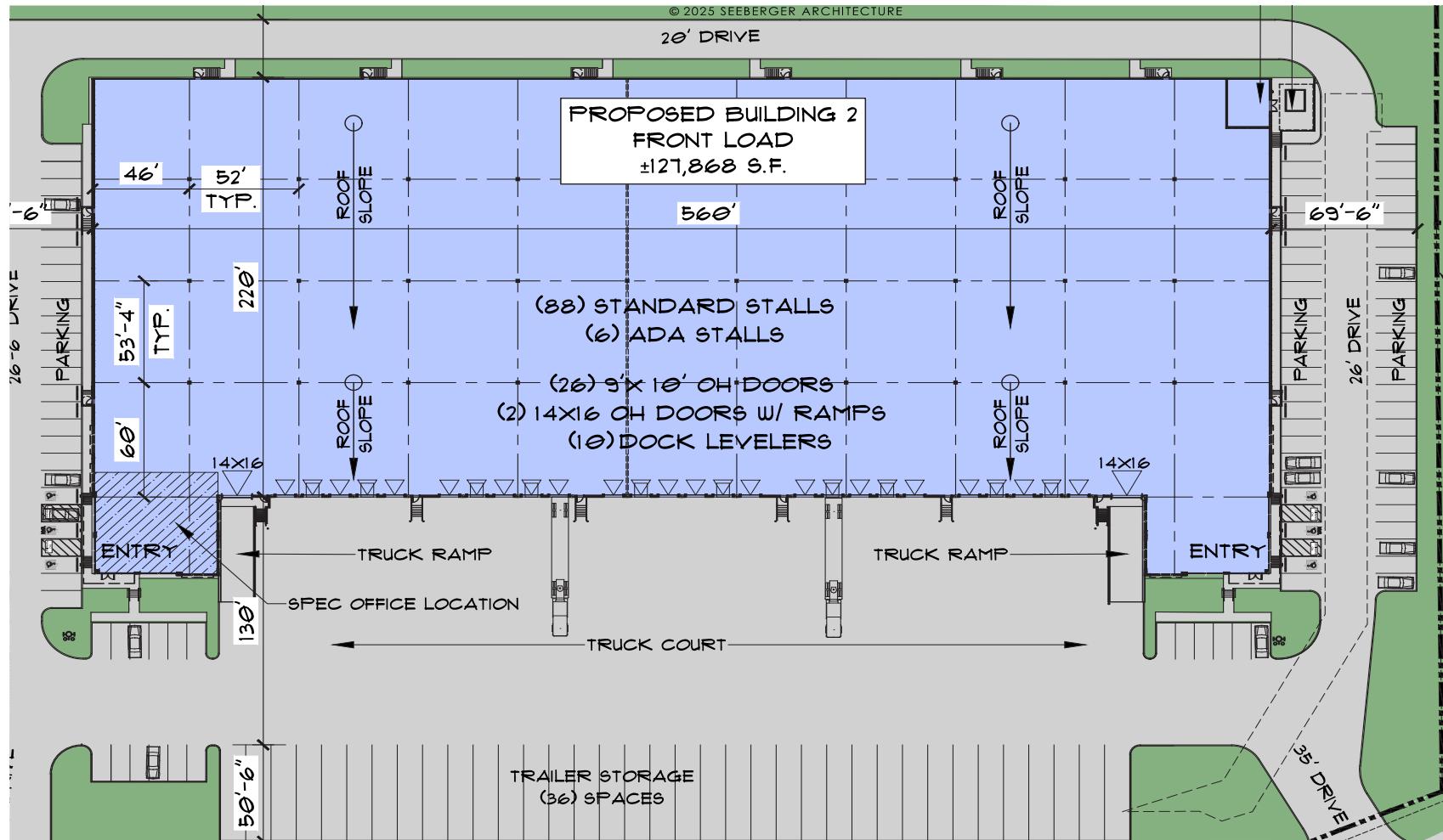
Total SF:	±134,468 SF	Parking:	97	Drive-in Doors:	2 (14' x 16')	TI Package:	<ul style="list-style-type: none"> <li>LED Lights</li> </ul>
Spec Office SF:	±3,059 SF	Trailer Parking:	39	Column Spacing:	52' x 60'	TI Package:	<ul style="list-style-type: none"> <li>Spec Levelers</li> </ul>
Clear Height:	32'	Configuration:	Front Load	Sprinklers:	ESFR	TI Package:	<ul style="list-style-type: none"> <li>Spec Levelers</li> </ul>
Truck Court Depth:	180'	Dock High Doors:	28 (9' x 10')	Speed Bay Depth:	60'	TI Package:	<ul style="list-style-type: none"> <li>Spec Levelers</li> </ul>

# BUILDING 2 SITE PLAN

VIGAVI

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16005 WALLISVILLE ROAD, HOUSTON, TX 77049



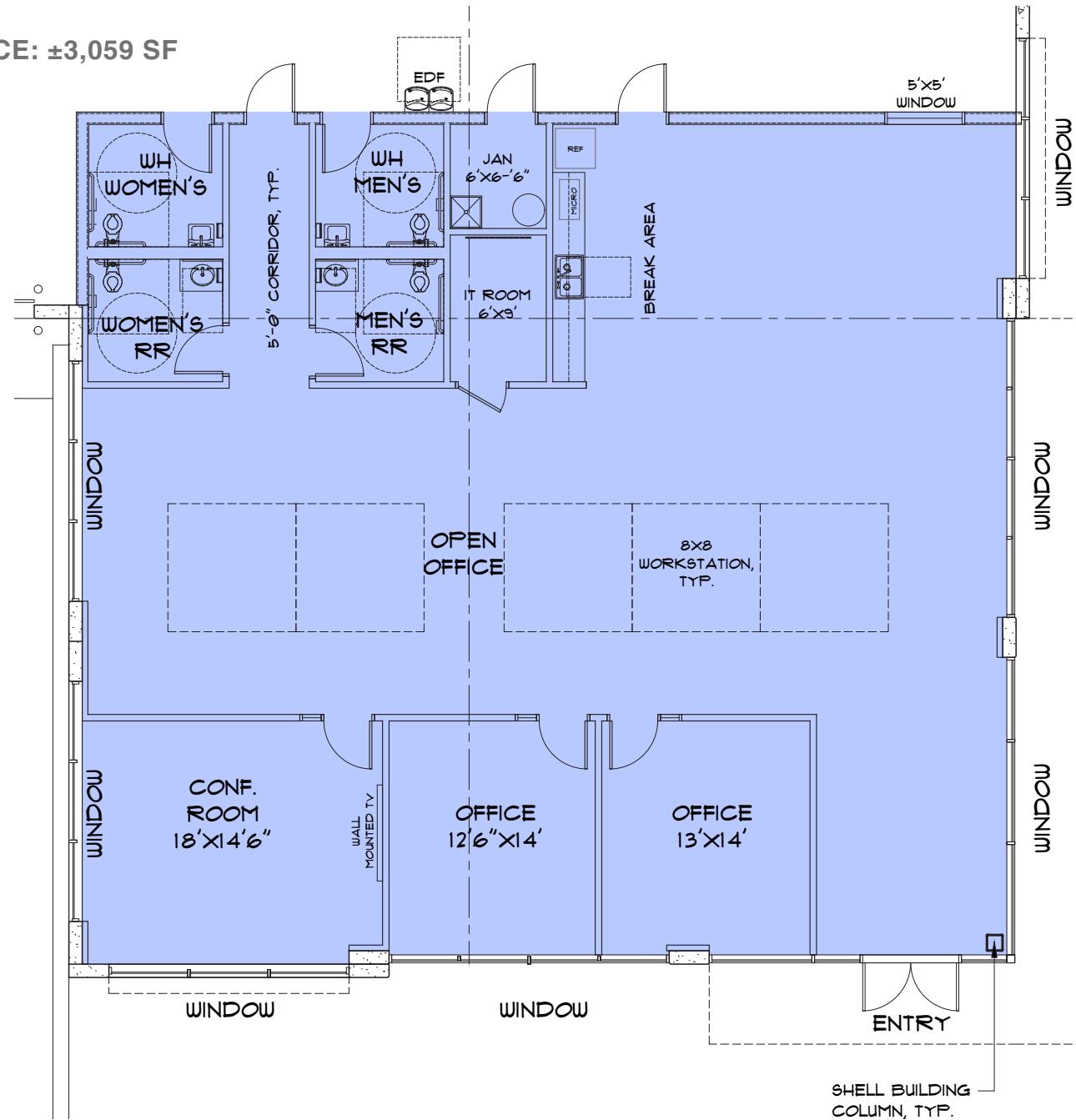
Total SF:	±127,868 SF	Parking:	90	Drive-in Doors:	2 (14' x 16')	TI Package:	<ul style="list-style-type: none"> <li>LED Lights</li> </ul>
Spec Office SF:	±3,059 SF	Trailer Parking:	36	Column Spacing:	52' x 60'	TI Package:	<ul style="list-style-type: none"> <li>Spec Levelers</li> </ul>
Clear Height:	32'	Configuration:	Front Load	Sprinklers:	ESFR	TI Package:	<ul style="list-style-type: none"> <li>LED Lights</li> </ul>
Truck Court Depth:	180'	Dock High Doors:	26 (9' x 10')	Speed Bay Depth:	60'	TI Package:	<ul style="list-style-type: none"> <li>Spec Levelers</li> </ul>

# OFFICE FLOOR PLAN

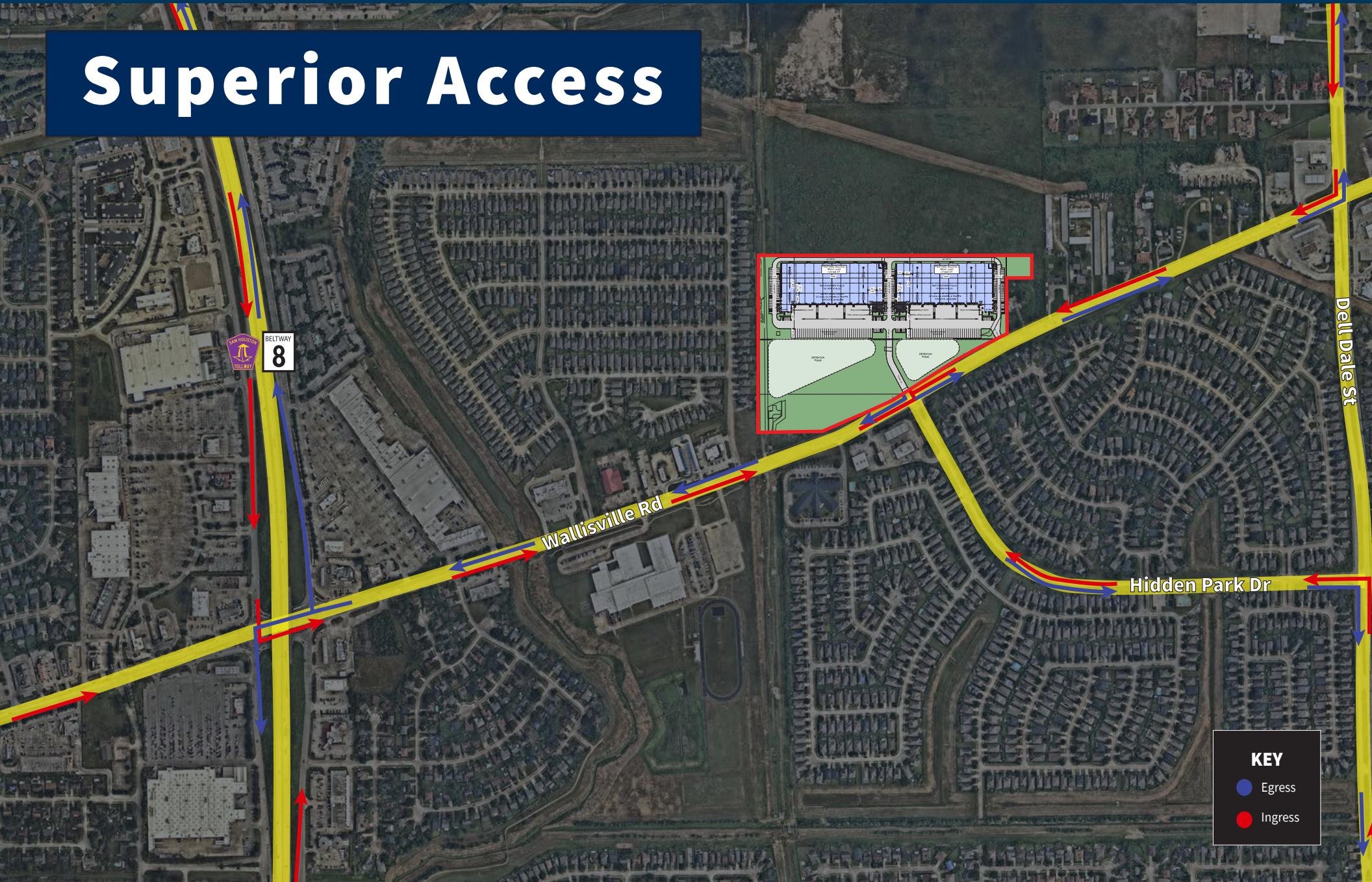
VIGAVI 

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SPEC OFFICE: ±3,059 SF



# Superior Access



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# Surrounding Area



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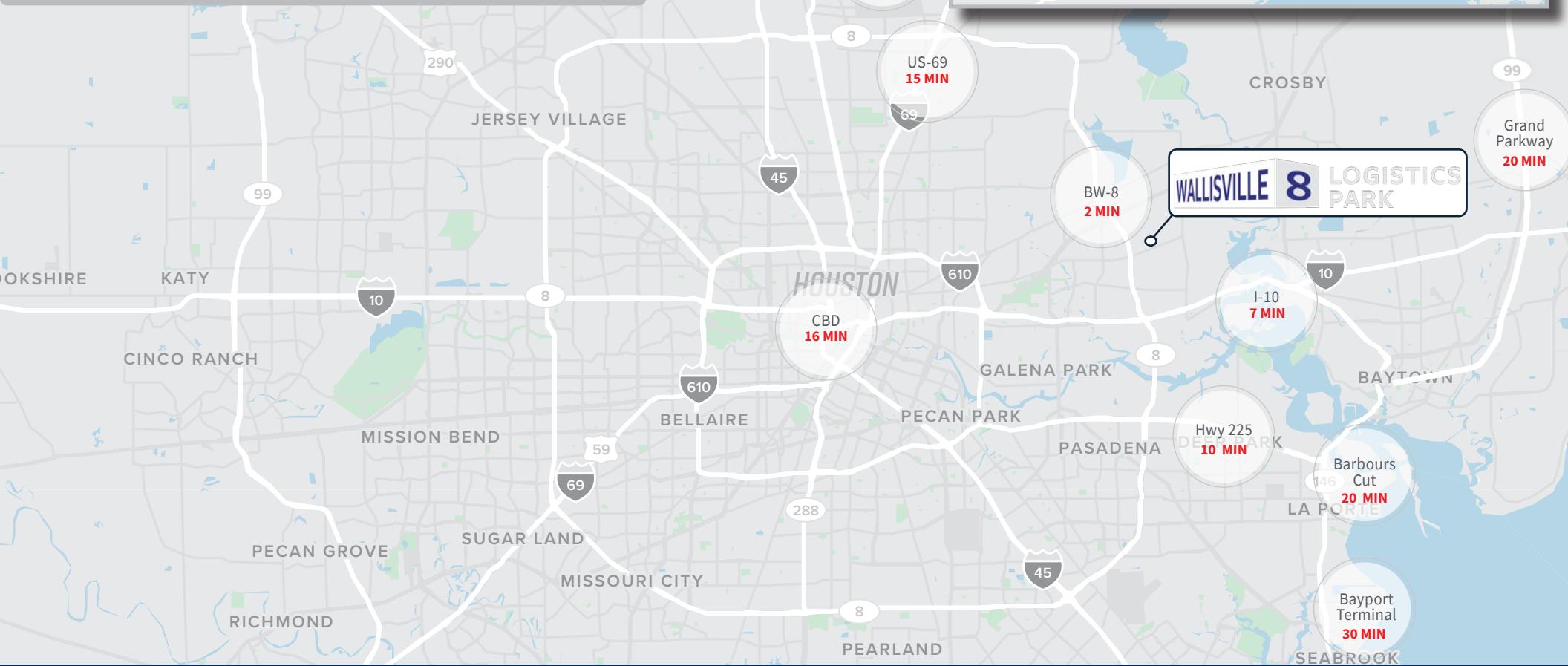
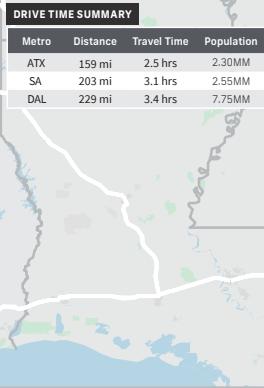
A DEVELOPMENT BY:



# STRATEGIC LOCATION

- 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.

## SUPERIOR REGIONAL CONNECTIVITY



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