



INDEPENDENCE LOGISTICS PARK



90,000 SF AVAILABLE FOR LEASE

10051 PORTER ROAD | SUITE 100
LA PORTE, TX

2.2 - 5.5 AC OF IOS AVAILABLE

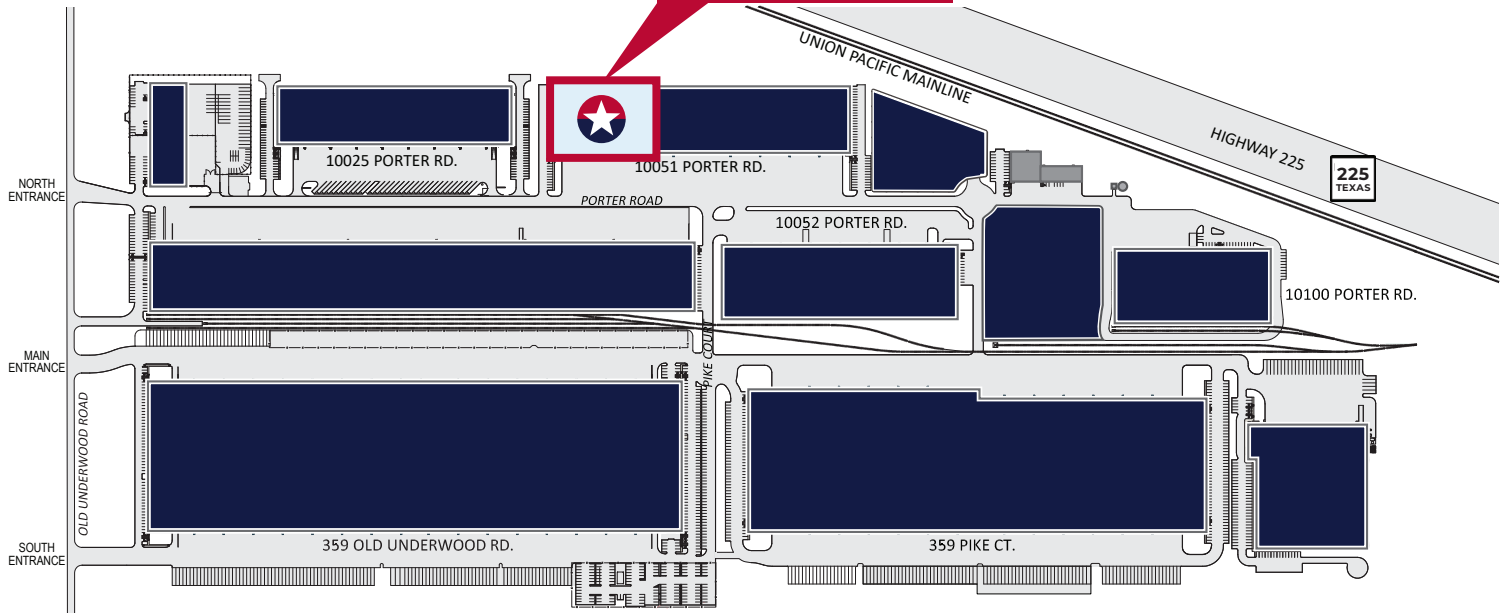
PROPERTY HIGHLIGHTS

- 90,000 SF Total
- ±7,875 SF Office
- ±82,125 SF Warehouse
- 32' Clear Height
- Twenty-three (23) Dock-High Loading Doors
- One (1) Oversized Drive-in Ramp / Door (14'h x 12'w)
- One (1) Standard-sized Drive-in Ramp / Door
- ESFR Sprinkler System
- 150' Truck Court
- Partially Fenced and Secured Truck Court
- Ability to Secure Additional Outdoor Storage on Truck Court and/or Parking Area
- End-cap Space with 86 Parking Spots
- Prominent Signage Available, Visible from Highway 225
- 400A Electrical Service

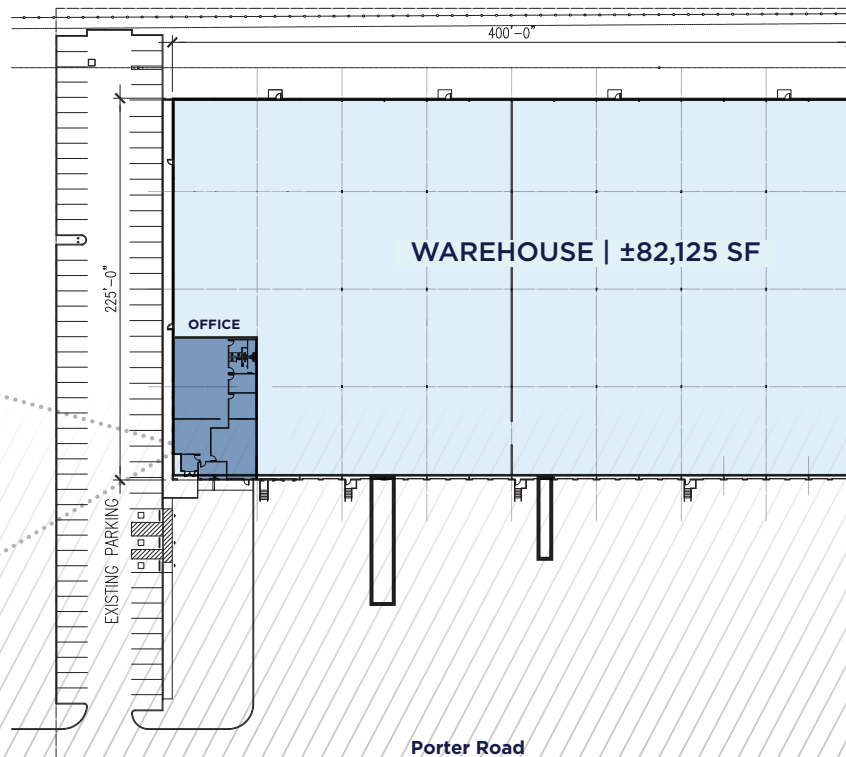
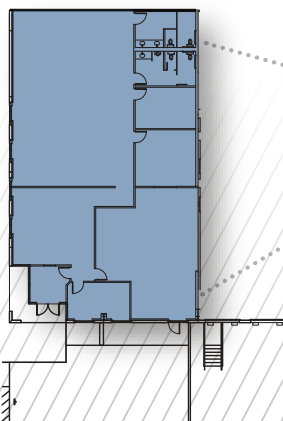


SITE PLAN | FLOOR PLANS

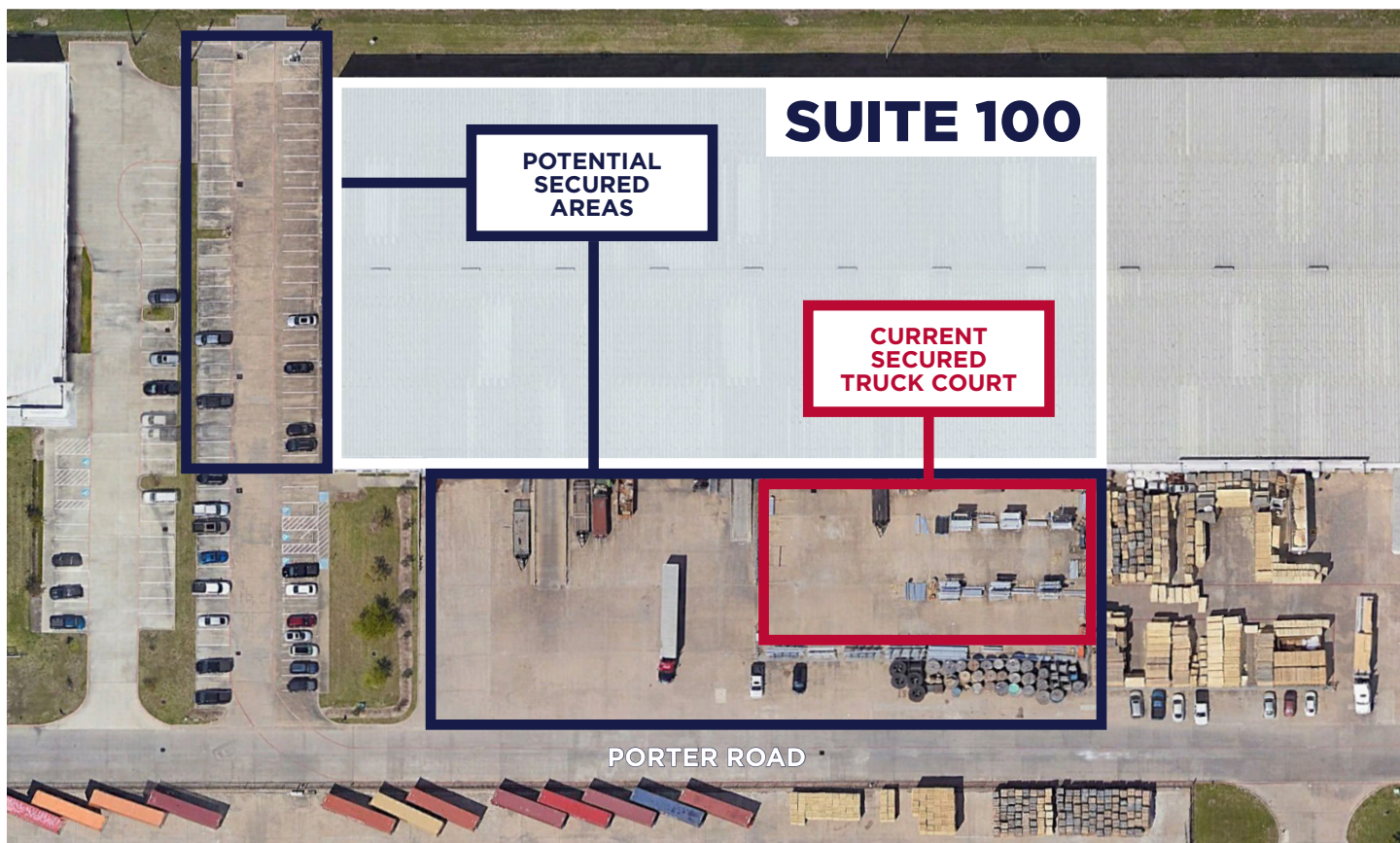
SUITE 100
90,000 SF



OFFICE PLAN | ±7,875 SF



TRUCK COURT | INTERIOR PHOTOS



AREA MAP | MAJOR ACCESS POINTS



BARBOURS CUT	6 MILES
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BAYPORT	12 MILES
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DOWNTOWN	20 MILES
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HOBBY AIRPORT	15 MILES
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CONTACT

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