

7810 FAIRBANKS NORTH HOUSTON RD

HOUSTON, TX 77040, USA

CLASS-A NEW CONSTRUCTION
FOR LEASE

74,528 SF

READY FOR OCCUPANCY



PROPERTY OVERVIEW

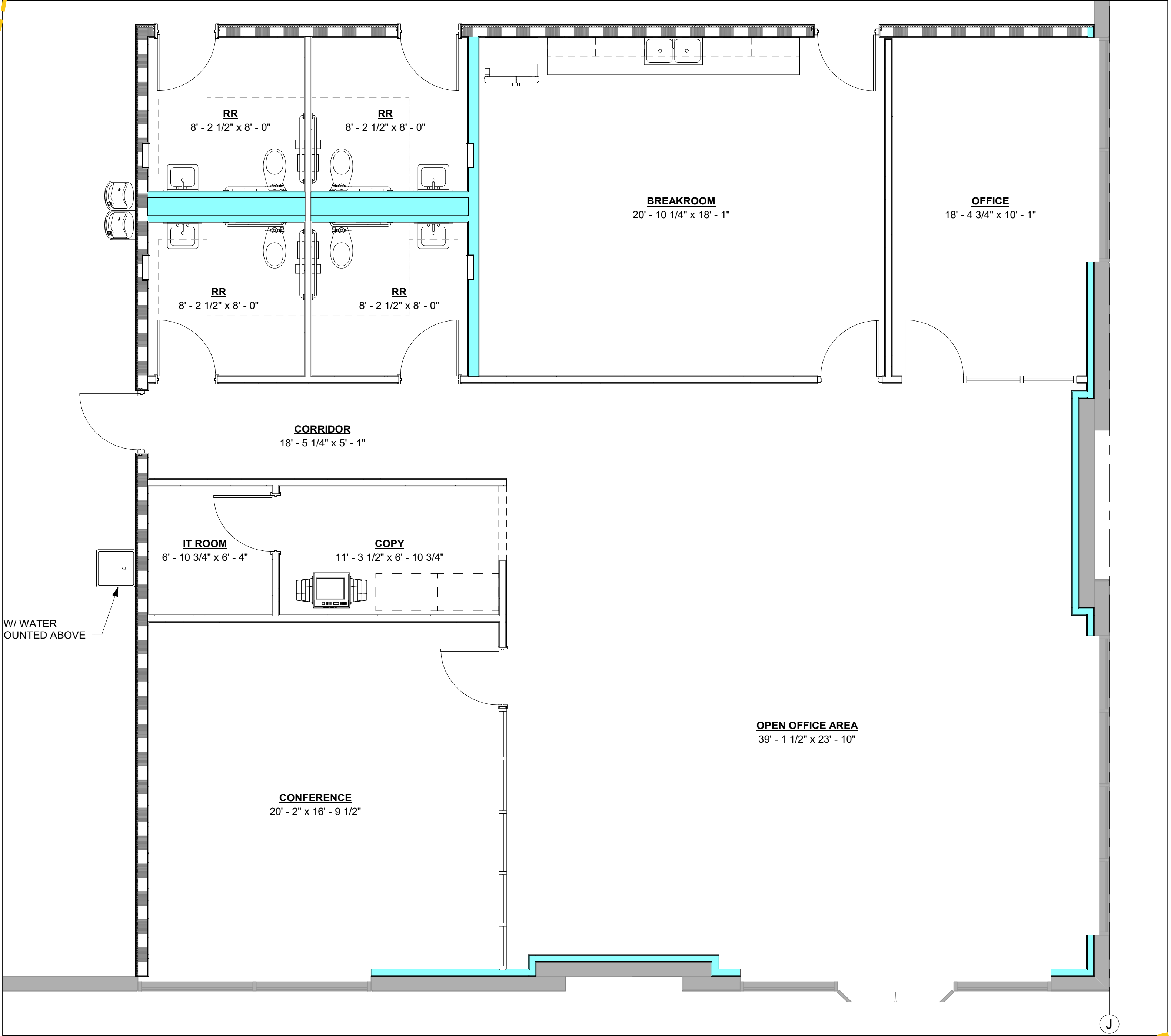
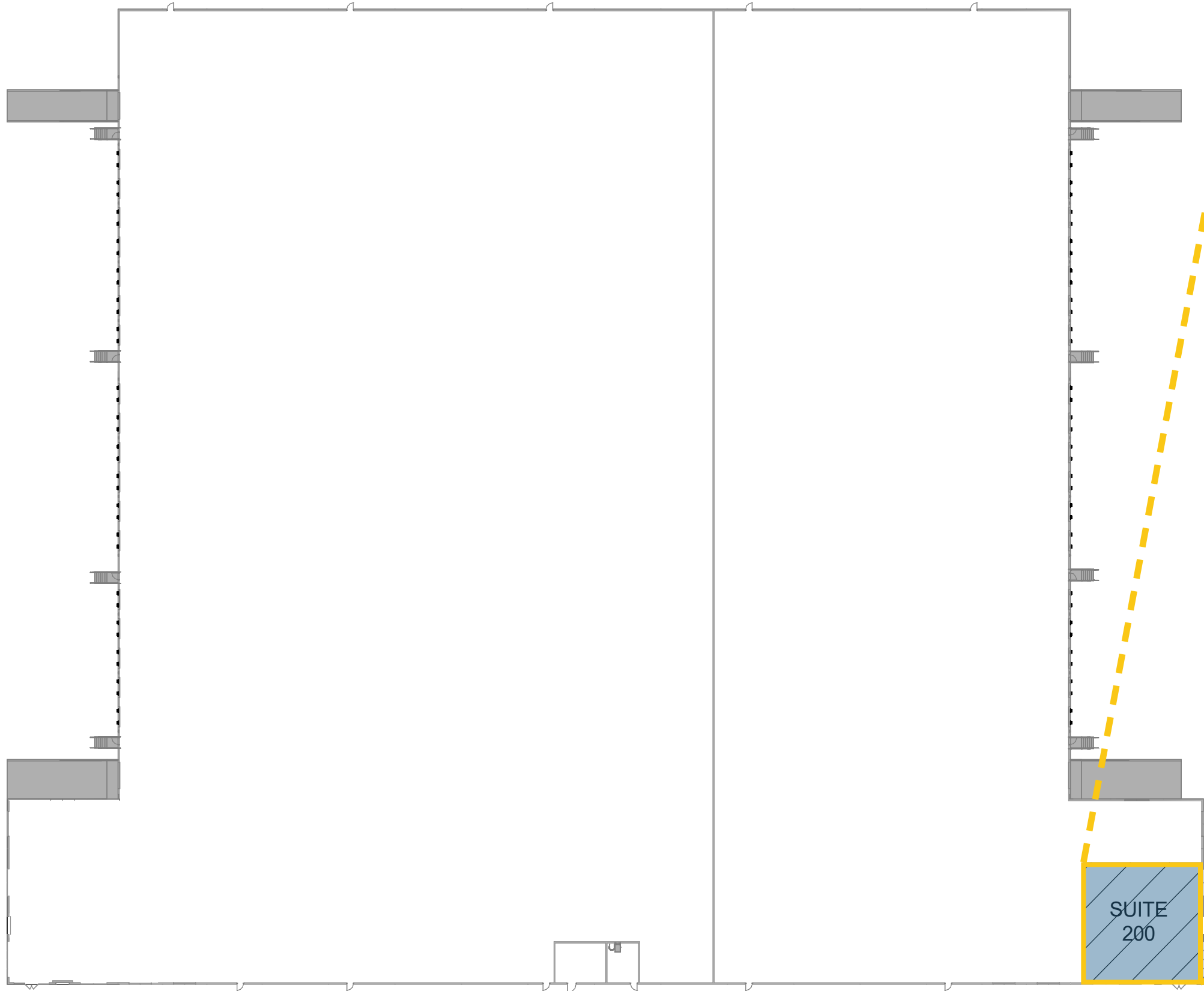
New Class-A Construction with
Easy Access to Beltway 8 & HWY 290

| | |
|-----------------|--|
| Available | 74,528 SF |
| Spec Office | 2,500 SF |
| Configuration | Front Load |
| Clear Height | 32' |
| Trailer Parking | Up to 23 Spaces |
| Auto Parking | ±65 Spaces |
| Ramps | 2 |
| Dock Doors | 18 (2.57/10,000 SF) |
| Column Spacing | 52' x 60' Column Spacing with 65' Bays |
| Depth | 160' |
| Truck Court | 300' Shared Truck Court |
| Sprinklers | ESFR |
| Lighting | Motion sensor LED (in place) |
| Power | 1,100 Amps |

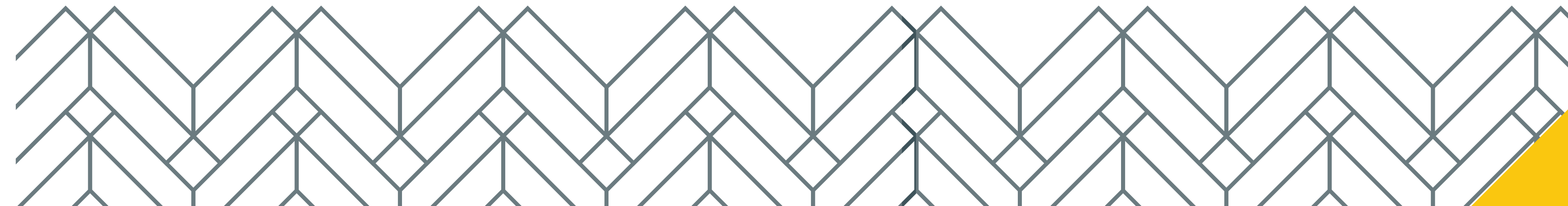
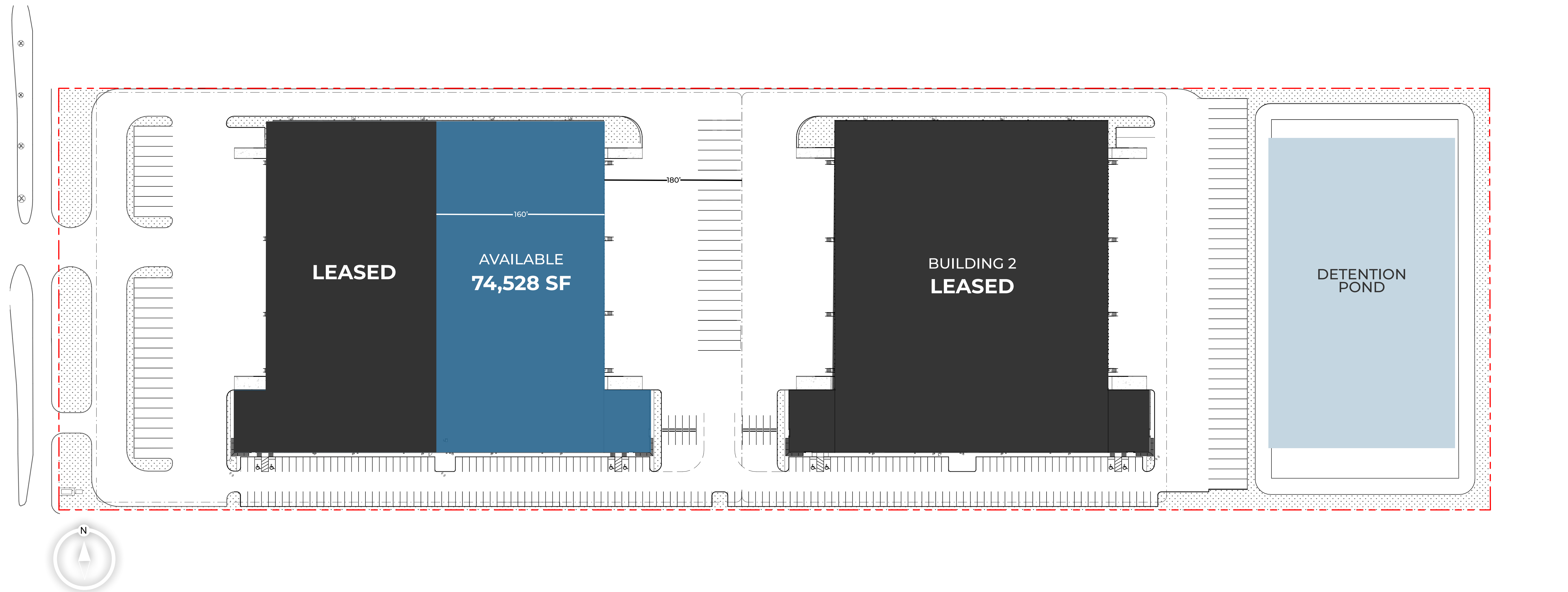


SPEC OFFICE

2,500 SF



SITE PLAN



AVAILABLE FOR IMMEDIATE OCCUPANCY



EXCELLENT NORTHWEST HOUSTON LOCATION

7810 FAIRBANKS
NORTH HOUSTON RD

--- Ingress
--- Egress

DRIVE TIMES

**7810 FAIRBANKS
NORTH HOUSTON RD**

★ 7810 Fairbanks N Houston Rd

Route

Destinations

- 1 Bush Airport (20 min.)
- 2 Hobby Airport (40 min.)
- 3 Bayport Terminal (55 min.)
- 4 Barbour's Cut Terminal (53 min.)
- 5 Houston CBD (21 min.)
- Dallas (3 hr. 20 min.)
- Austin (2 hr. 30. min.)
- San Antonio (2 hr. 45 min.)

(# min.) denotes the driving time to destination from site

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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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