

*±424,596 SF AVAILABLE FOR SALE OR LEASE*

# RED BLUFF CROSSING

RED BLUFF ROAD | PASADENA | TX | 77507



**CBRE**

CROW  
HOLDINGS  
CAPITAL

**MDV**

# PROPERTY HIGHLIGHTS

## RED BLUFF CROSSING

**BUILDING SIZE** ±424,596 SF

**OFFICE** ±3,549 SF

**CLEAR HEIGHT** 40'

**DOCK HIGH DOORS** 79

**DRIVE IN DOORS WITH RAMPS** 4

**TRAILER PARKING** 86

**AUTO PARKING** 245

**COLUMN SPACING** 56' x 50'

**BUILDING DEPTH** 430'

**TRUCK COURT** 130' - 239' 7"

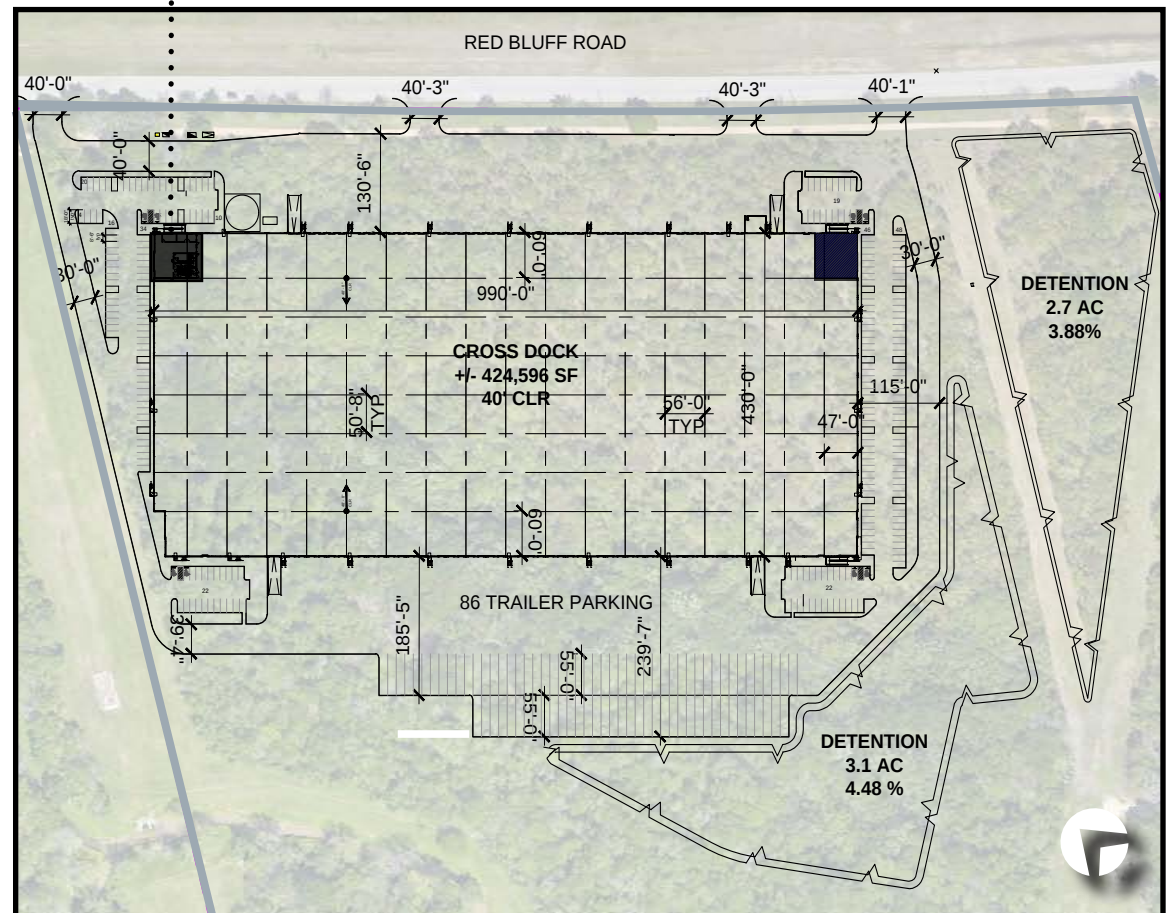
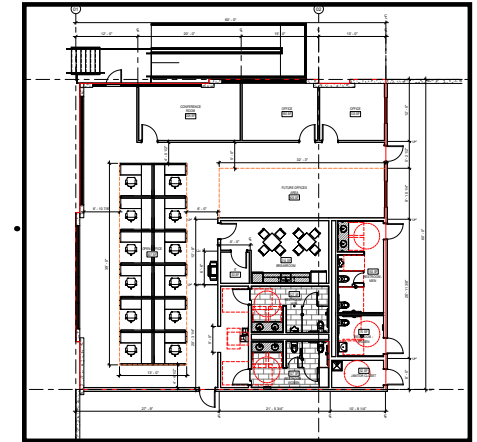
**SPRINKLERS** ESFR

**POWER** 8000 Amps

**LOADING CONFIGURATION** Cross Dock

**SLAB THICKNESS** 8"

±3,549 SF OFFICE



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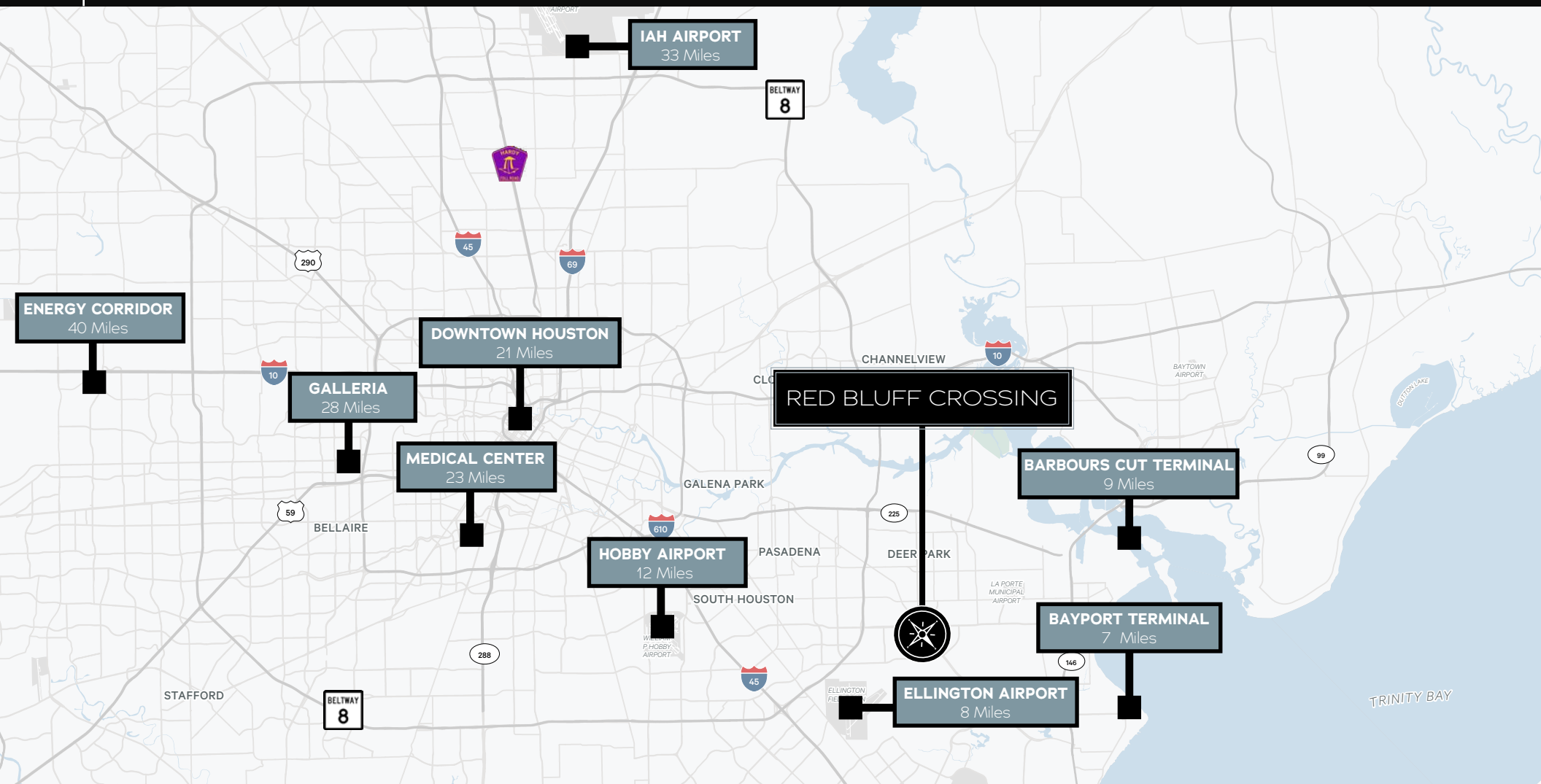


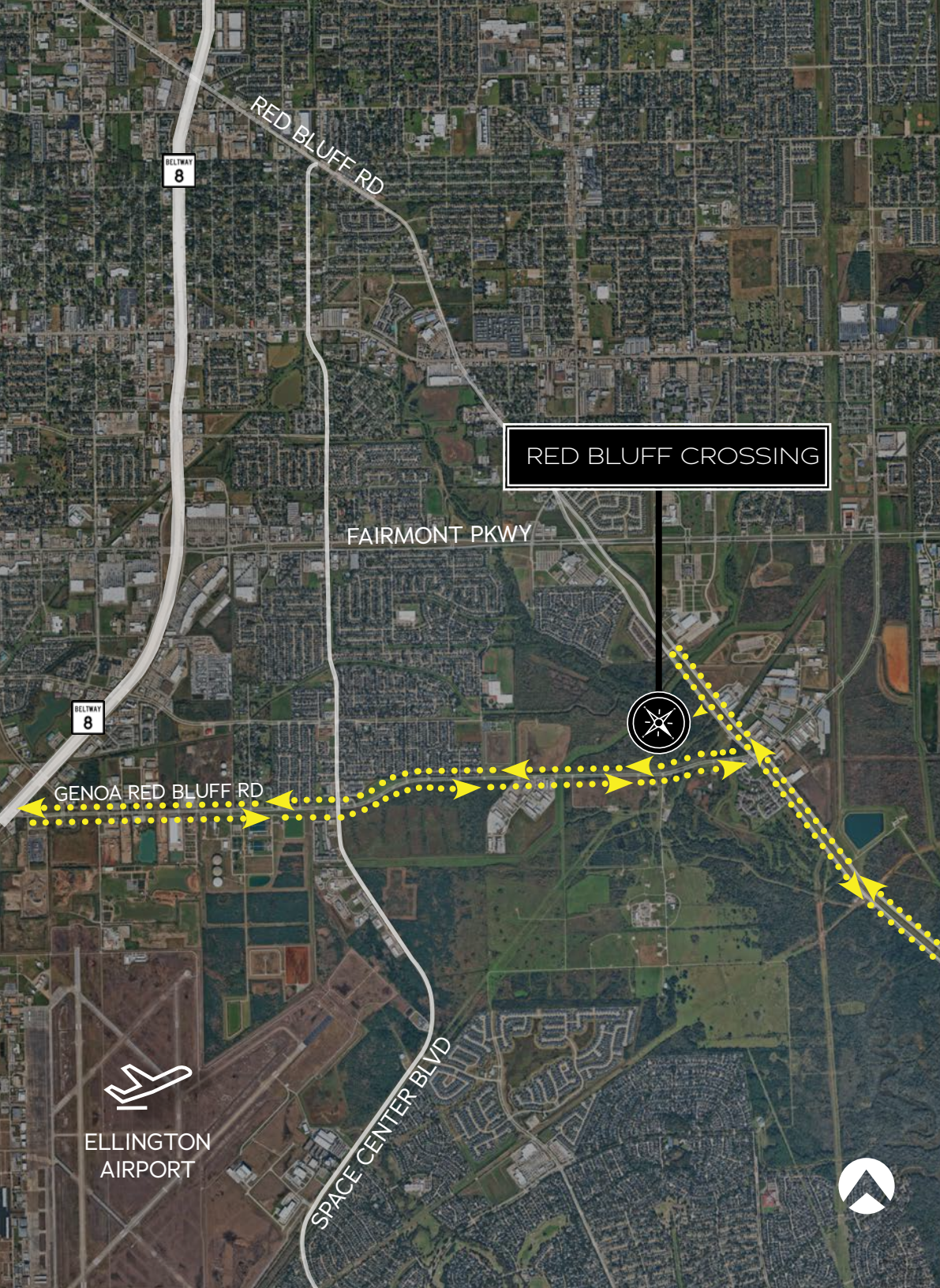
# PARK OVERVIEW

## RED BLUFF CROSSING

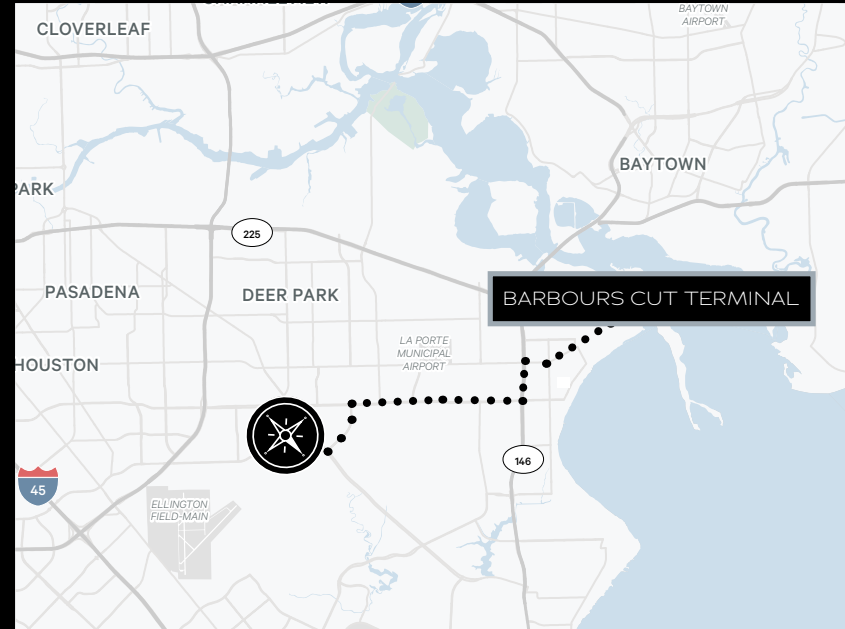
This new Class-A distribution center is located in the heart of Southeast Houston with easy access to major highways and to the Port of Houston. Red Bluff Crossing offers ideal regional connectivity and irreplaceable location South of the ship channel.

In addition to location, this ±424,596 SF cross dock distribution center is equipped with the best-in-class features, including 40' clear height, 86 trailer stalls, 245 auto parks (with the ability to add an additional 118 spots), 79 dock high doors and 8000 amps of power.

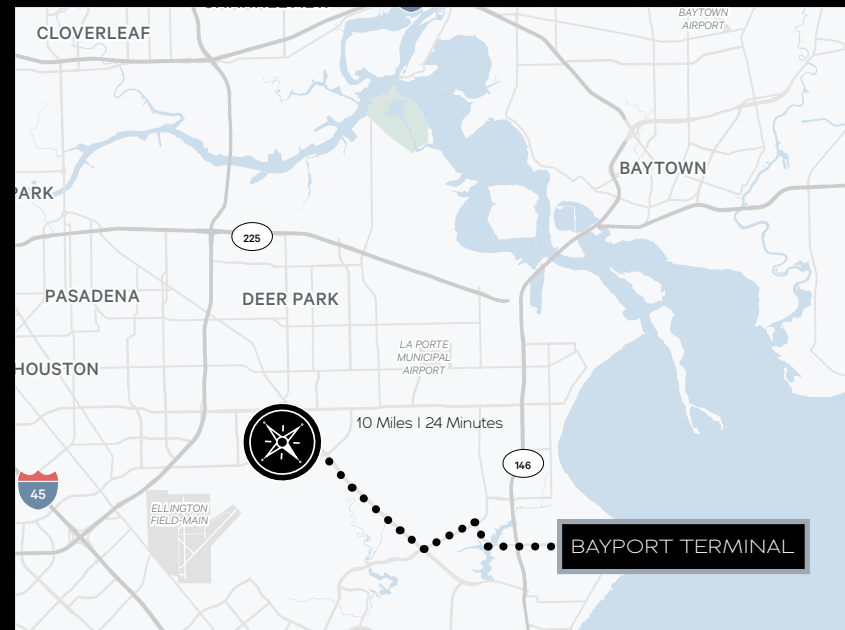




# INGRESS/EGRESS & LOCAL TERMINAL ACCESS



9 Miles | 16 Minutes



7 Miles | 12 Minutes



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**CBRE**

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**CROW  
HOLDINGS**  
CAPITAL



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