

### DISTRIBUTION BUILDING FOR LEASE CLASS A OFFICE & WAREHOUSE SPACE

**207,019 SQUARE FEET**



10000 West Sam Houston Parkway North, Suite 100 & 200 | Houston, TX 77064



#### AVAILABILITY

- ▼ Total Available: 207,019 SF
- ▼ 1st Floor Office: 11,163 SF and 3,312 SF
- ▼ Additional Office Available (2nd Floor Office: 10,495 SF)
- ▼ Warehouse Office: 1,480 SF
- ▼ Warehouse: 191,064 SF
- ▼ Outstanding visibility and corporate image

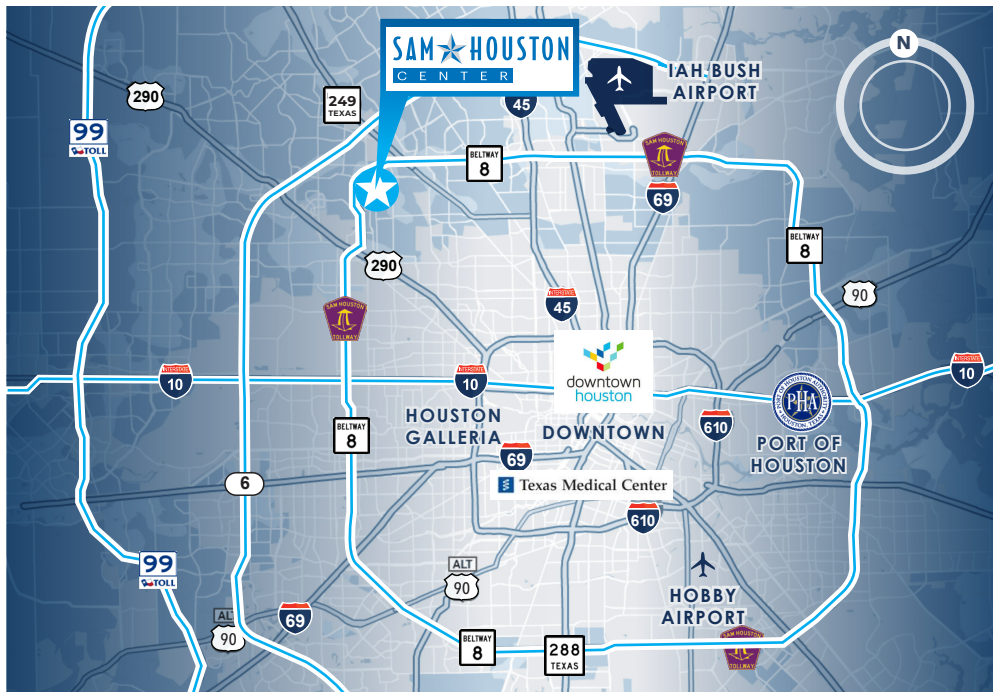
#### EXISTING BUILDING FEATURES

- ▼ Freestanding Building
- ▼ Fully Fenced Truck Apron
- ▼ 40' x 44' Bays
- ▼ 50' Speed Bays
- ▼ Dock-high, Side-load
- ▼ 24' - 32' Clear Height
- ▼ 33 Truck Doors
- ▼ 2 Oversized Doors + Drive-up Ramps
- ▼ ESFR Sprinkler
- ▼ 270' Building Depth
- ▼ 232 Car Parks
- ▼ 127' Truck Apron
- ▼ 11 Pit Levelers | 15 Edge of Dock Levelers
- ▼ 1200 Amp Service



The project is located in NW Houston with direct access to Sam Houston Tollway and less than 5 minutes away from Highway 249 and 290.

## LOCATION | NORTHWEST HOUSTON



**IAH BUSH AIRPORT 18 MILES**



**DOWNTOWN HOU 20 MILES**



**MEDICAL CENTER 22 MILES**



**PORT OF HOUSTON 30 MILES**



**HOBBY AIRPORT 30 MILES**

