

# TriPort 8

Logistics Park



# ***Connected. Capable. Convenient.***

Capitalize on Houston's logistics advantage with this 881,521 SF speculative industrial development.

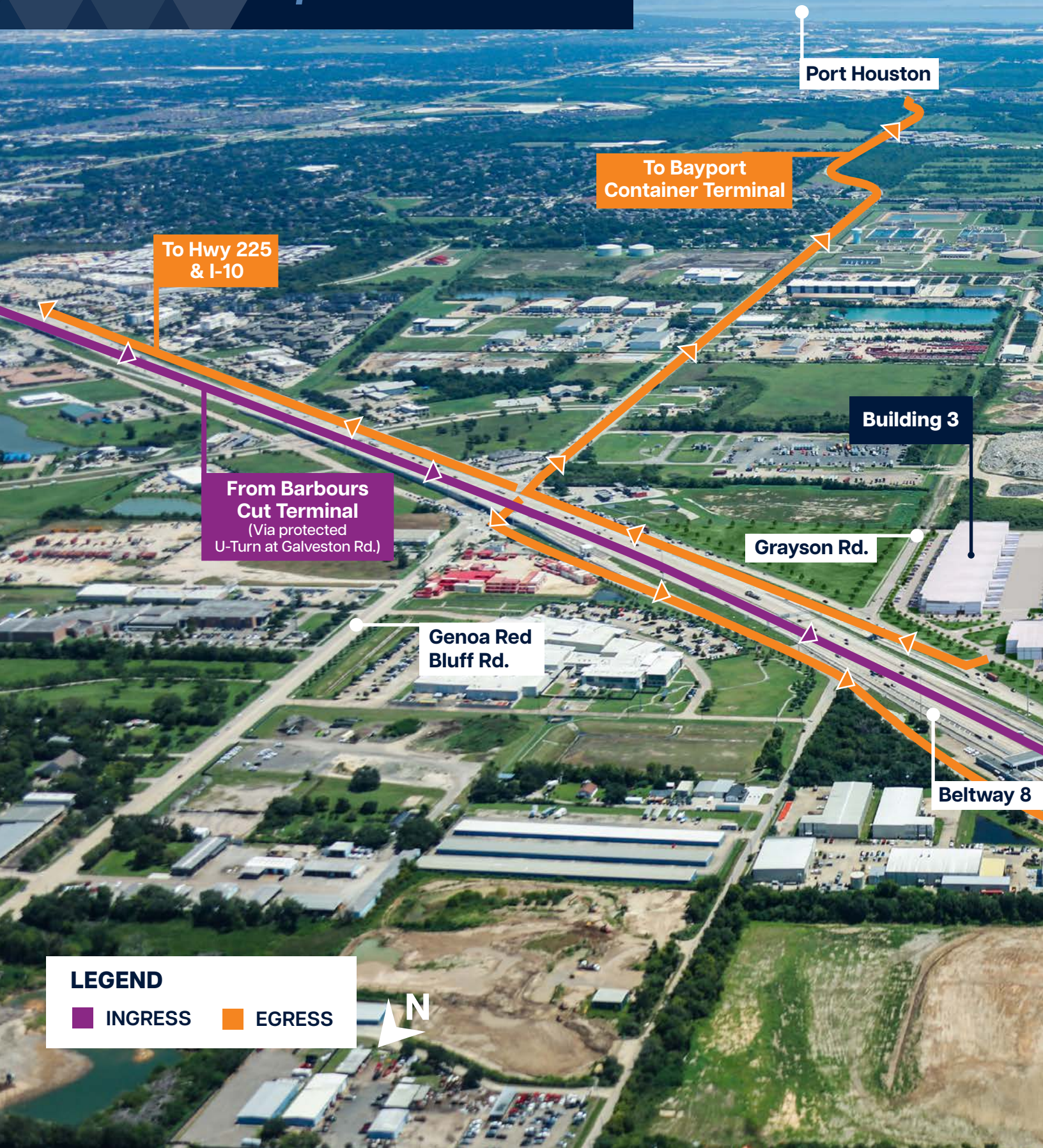
Located in the Southeast "Port" submarket, TriPort 8 Logistics Park is positioned to provide direct connectivity to major transportation corridors, like I-45 and Beltway 8, and Port Houston's logistics infrastructure.





# PARK OVERVIEW

*Industrial Space for Lease*



Port Houston

To Bayport  
Container Terminal

To Hwy 225  
& I-10

From Barbours  
Cut Terminal  
(Via protected  
U-Turn at Galveston Rd.)

Building 3

Grayson Rd.

Genoa Red  
Bluff Rd.

Beltway 8

**LEGEND**

 INGRESS     EGRESS





## DRIVE TIMES

- **3 Minutes**  
I-45 North and South
- ◀ **10 Minutes**  
Hwy 225
- ◀ **14 Minutes**  
I-10 East and West
- ▲ **24 Minutes**  
Bayport Terminal
- ▶ **32 Minutes**  
Barbours Cut Terminal

**Building 4**

**Building 5**

**Building 2**

**Building 1**

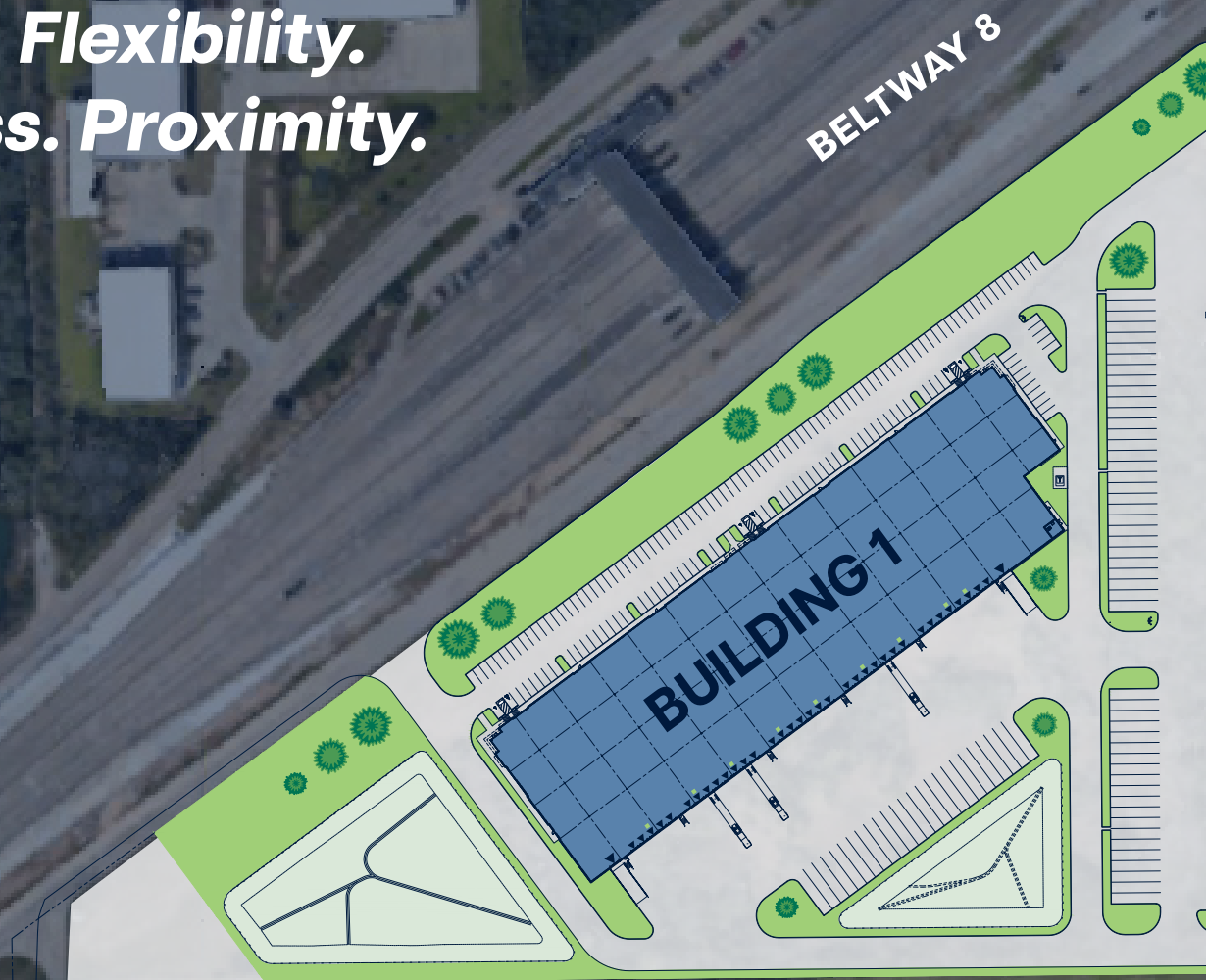
**Ellington Field & the Space Port**

**From I-45  
North & South**

**To Beltway 8  
Westbound**

	Building 1	Building 2	Building 3	Building 4	Building 5
<b>Size</b>	137,679 SF	198,225 SF	140,617 SF	156,265 SF	248,735 SF
<b>Spec Office</b>	2,477 SF	BTS	2,733 SF	2,536 SF	2,981 SF
<b>Column Spacing</b>	52' x 46'8" (60' Speed Bay)	52' x 53'4" (60' Speed Bay)	52' x 60' (60' Speed Bay)	52' x 50' (60' Speed Bay)	54' x 50' (60' Speed Bay)
<b>Clear Height</b>	32'	32'	32'	32'	36'
<b>Loading Type</b>	Rear-Load	Rear-Load	Rear-Load	Front-Load	Cross-Dock
<b>Auto Parking</b>	164	175	179	102	170
<b>Trailer Parking</b>	25	50	-	-	52
<b>Dock-High Doors</b>	35	52	48	38	76
<b>Ramps</b>	2	2	2	2	4

**Scale. Flexibility.  
Access. Proximity.**



**881,521**

TOTAL  
SQUARE FEET

**790**

TOTAL AUTO  
PARKING SPACES

**127**

TOTAL TRAILER  
PARKING SPACES

**249**

DOCK-HIGH  
DOORS

**GRAYSON RD.**





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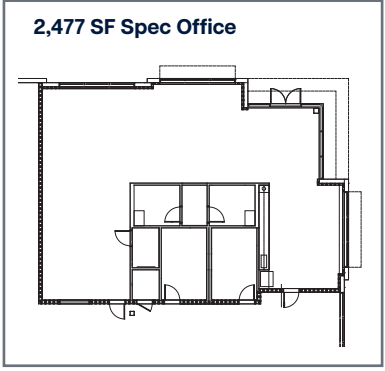
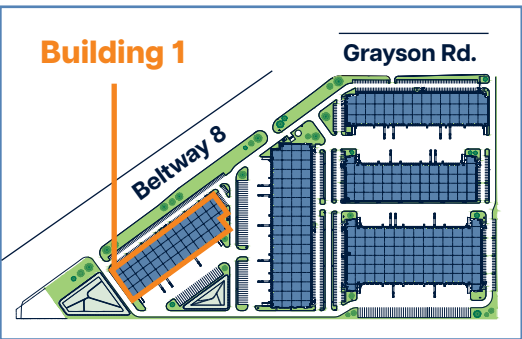
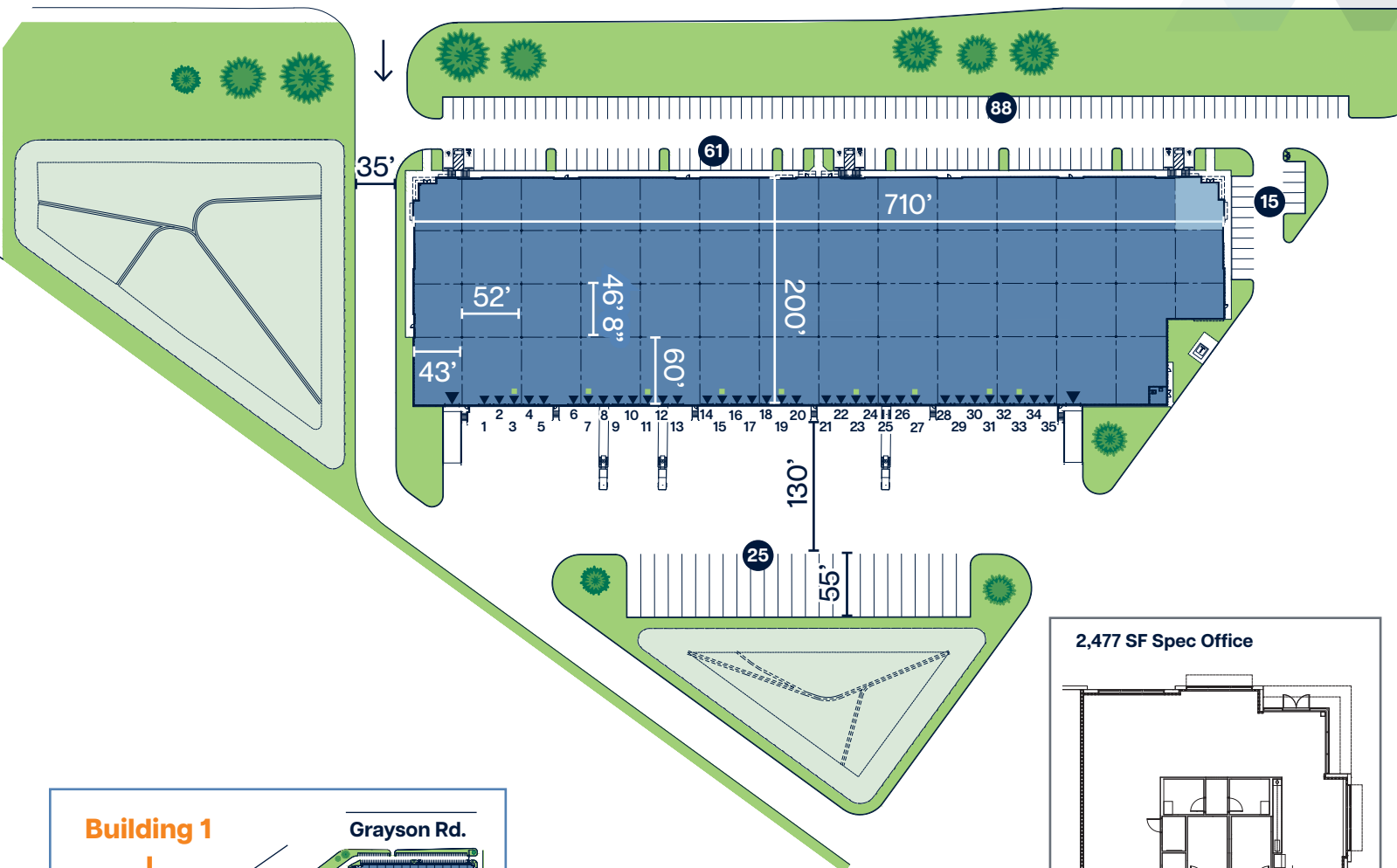
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5905 EAST SAM HOUSTON PARKWAY SOUTH  
HOUSTON, TX 77034

# BUILDING 1

Size	137,679 SF (Divisible to ±31,200 SF)
Office	2,477 SF
Column Spacing	52' x 46'8" (60' Speed Bay)
Clear Height	32'
Truck Court Depth	130'
Loading Type	Rear-Load
Dock-High Doors	35

Ramps	2
Auto Parking	164
Trailer Parking	25
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer
Mechanical 35,000 Lb. Pit Levelers	9





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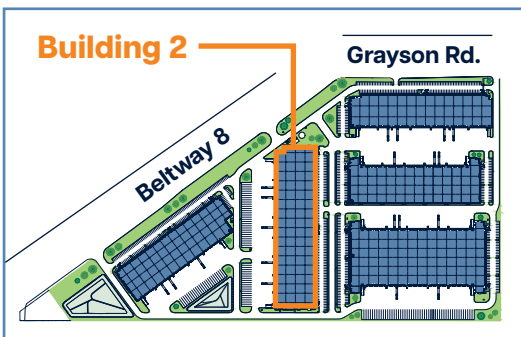
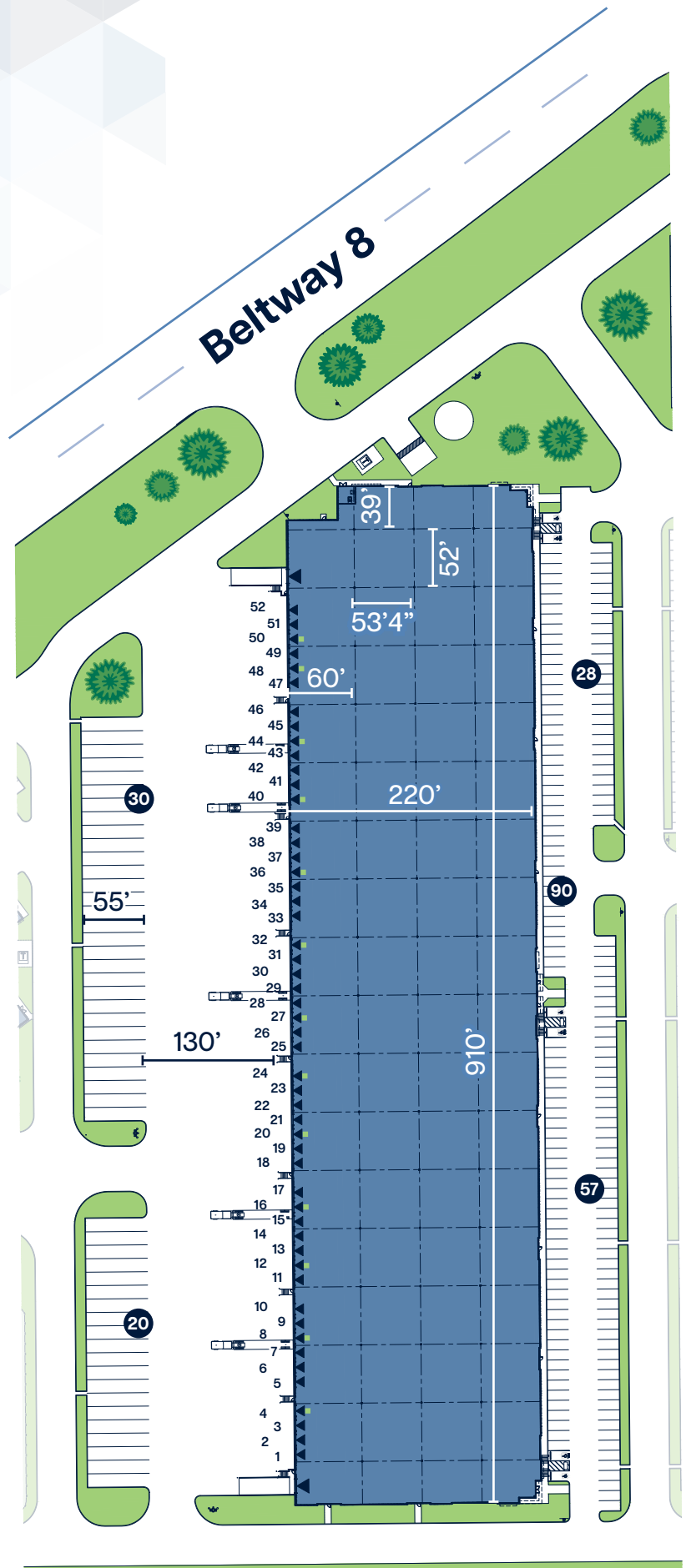
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# BUILDING 2

Size	198,225 SF (Divisible to ±31,460 SF)
Office	BTS
Column Spacing	52' x 53'4" (60' Speed Bay)
Clear Height	32'
Truck Court Depth	130'
Loading Type	Rear-Load
Dock-High Doors	52
Ramps	2
Auto Parking	175
Trailer Parking	50
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	2,000 kVA Pad Mounted Transformer
Mechanical 35,000 Lb. Pit Levelers	13



■ Pit Levelers



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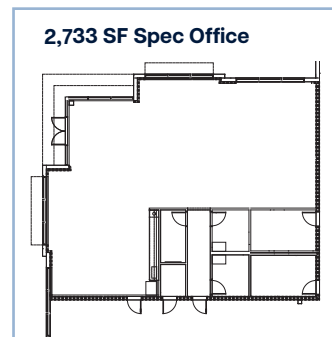
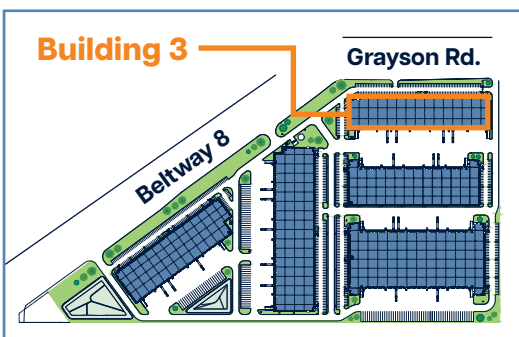
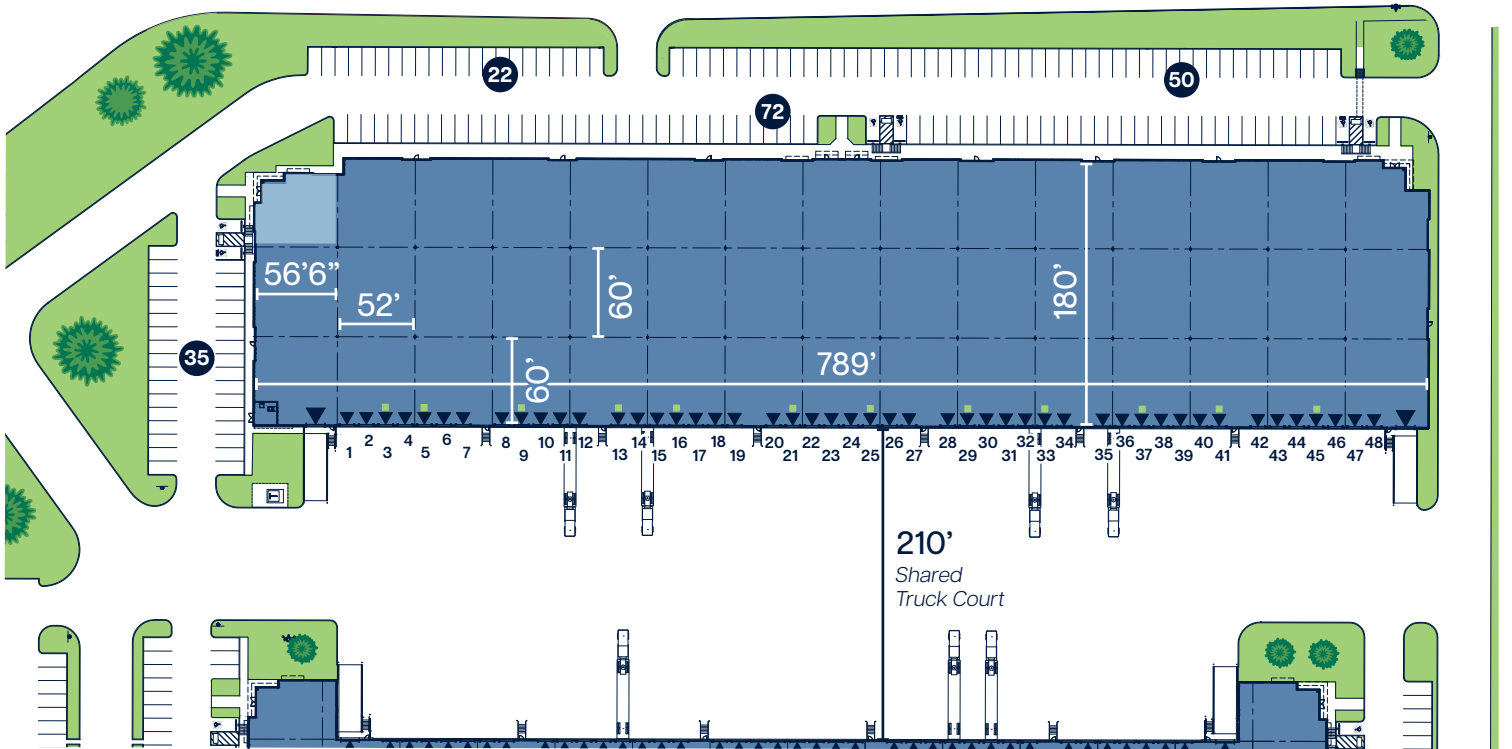
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# BUILDING 3

Size	140,617 SF (Divisible to ±38,250 SF)
Office	2,733 SF
Column Spacing	52' x 60' (60' Speed Bay)
Clear Height	32'
Truck Court Depth	210' (shared)
Loading Type	Rear-Load
Dock-High Doors	48

Ramps	2
Auto Parking	179
Trailer Parking	-
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer
Mechanical 35,000 Lb. Pit Levelers	12

GRAYSON RD.





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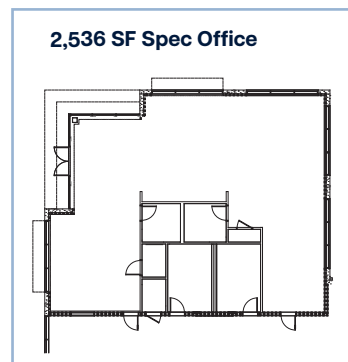
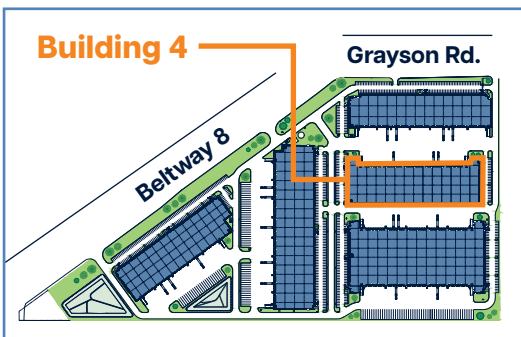
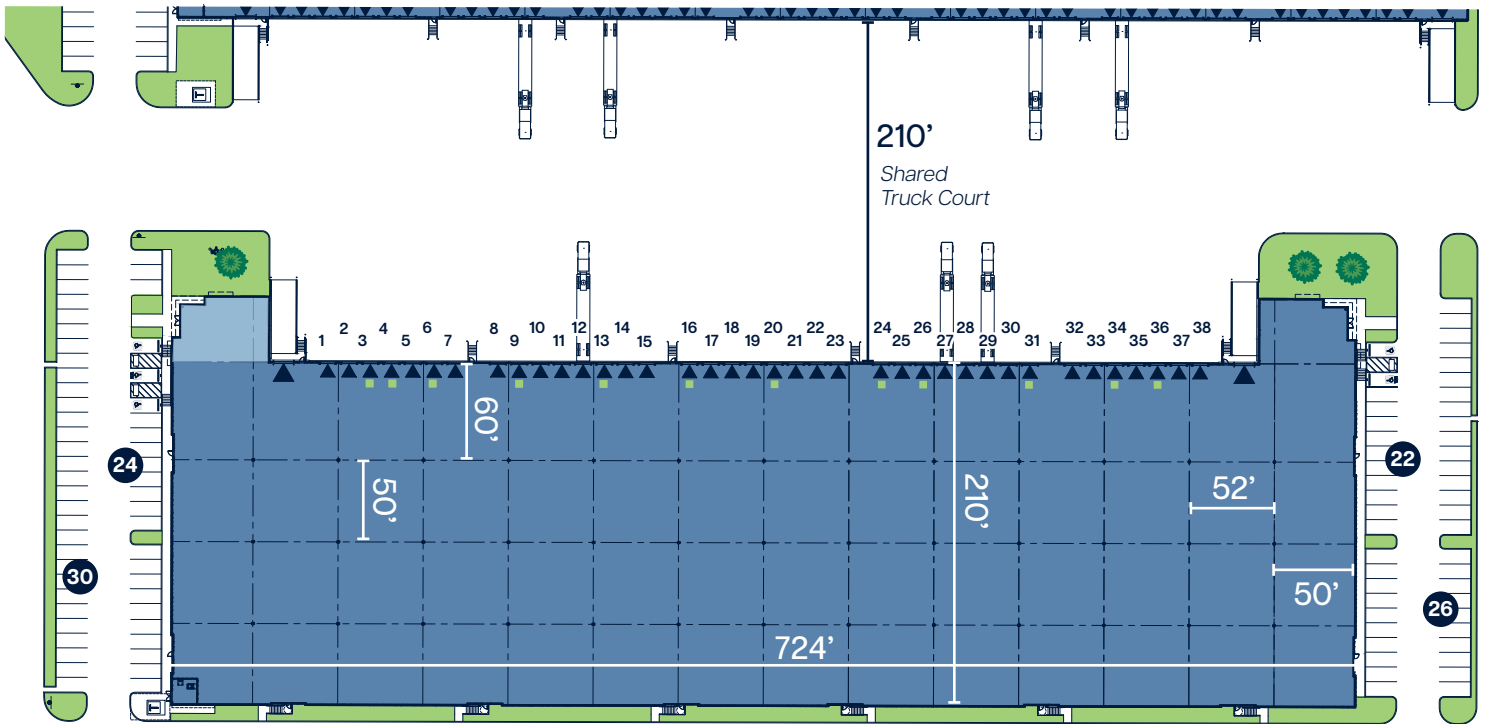


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# BUILDING 4

Size	156,265 SF (Divisible to ±78,133 SF)
Office	2,536 SF
Column Spacing	52' x 50' (60' Speed Bay)
Clear Height	32'
Truck Court Depth	210' (shared)
Loading Type	Front-Load

Dock-High Doors	38
Ramps	2
Auto Parking	102
Trailer Parking	-
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	1,500 kVA Pad Mounted Transformer
Mechanical 35,000 Lb. Pit Levelers	12



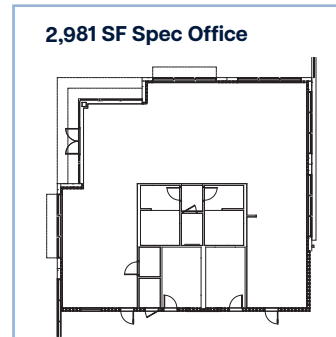
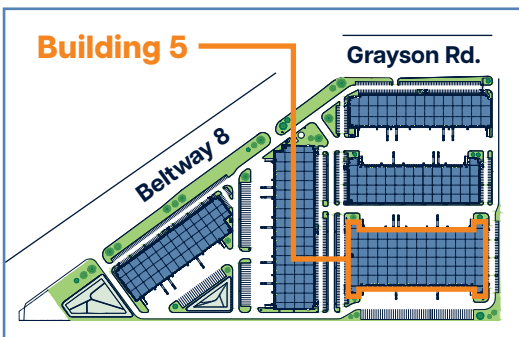
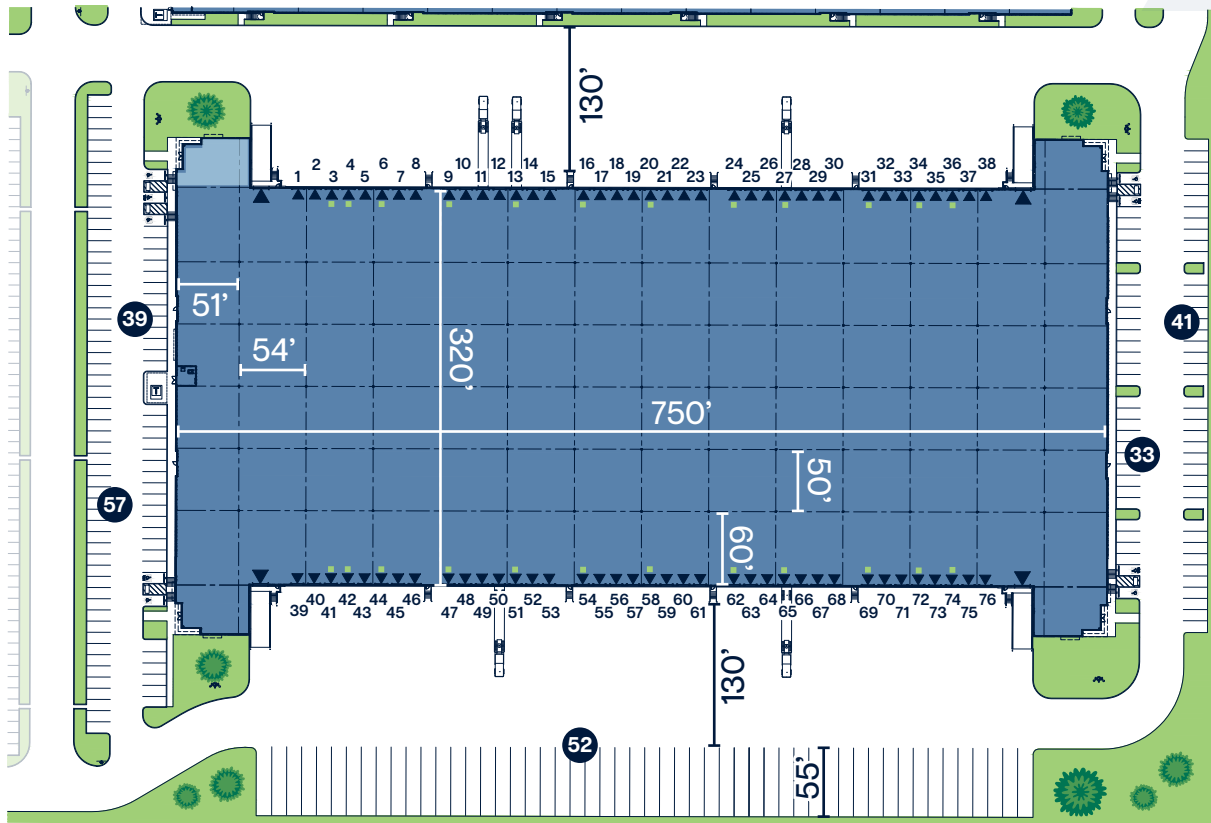


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# BUILDING 5

Size	248,735 SF (Divisible to ±124,368 SF)
Office	2,981 SF
Column Spacing	54' x 50' (60' Speed Bay)
Clear Height	36'
Truck Court Depth	130' North and South
Loading Type	Cross-Dock

Dock-High Doors	76
Ramps	4
Auto Parking	170
Trailer Parking	52
Sprinkler	ESFR
Lighting	2 LED Lights per Bay
Electrical	2,000 kVA Pad Mounted Transformer
Mechanical 35,000 Lb. Pit Levelers	24



# Superior Ingress/Egress

- Immediate access to Beltway 8
- Quick connect to Interstate 45
- Two (2) curb cuts off Frontage Road and two (2) curb cuts off Grayson Road



## TriPort 8 Logistics Park

### 14.1 MILES TO BARBOURS CUT TERMINAL

Via Beltway 8 & Hwy 225

### 12.6 MILES TO BAYPORT CONTAINER TERMINAL

Via Genoa Red Bluff Rd.

### 8.3 MILES TO WILLIAM P. HOBBY AIRPORT

Via I-45 North

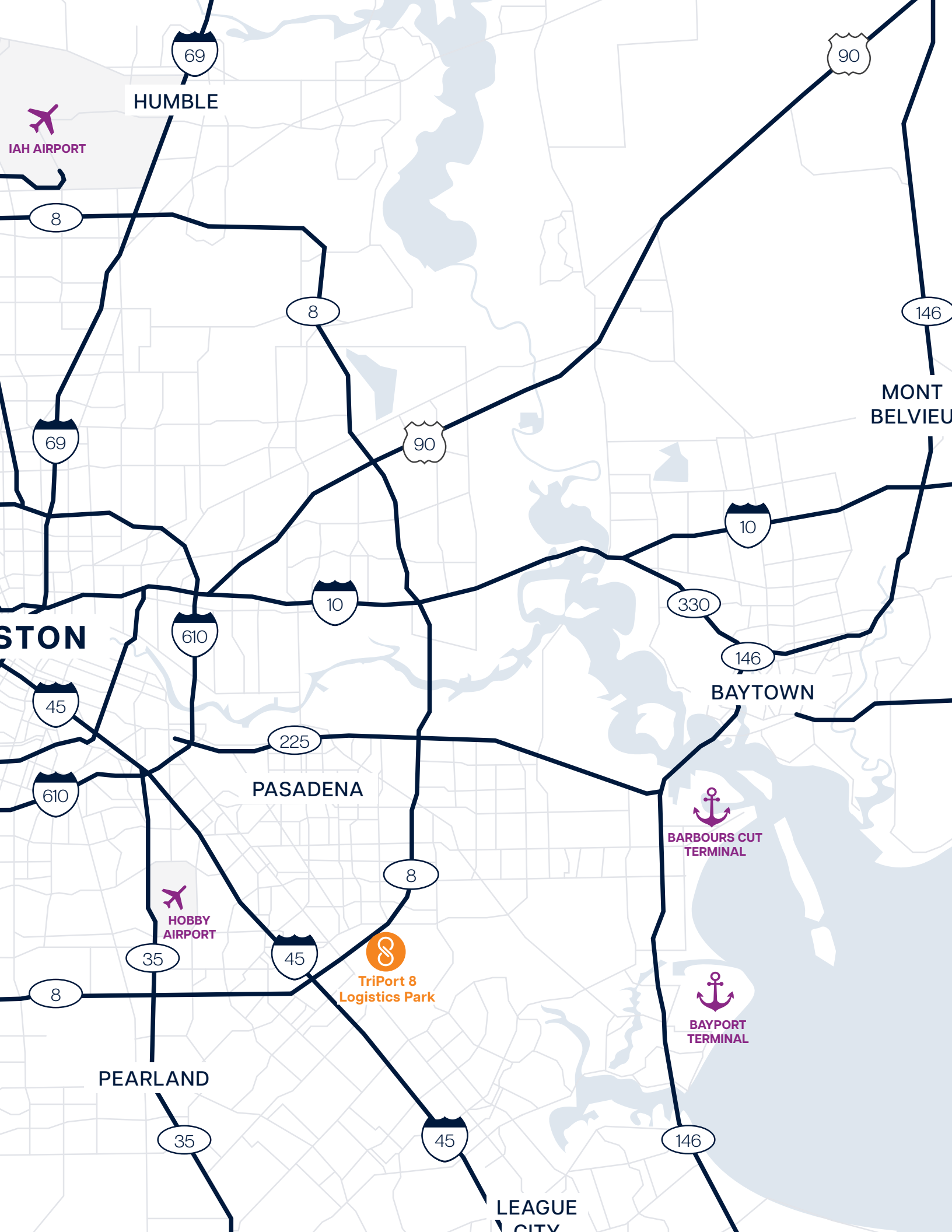
### 33.8 MILES TO GEORGE BUSH INTERCONTINENTAL AIRPORT (IAH)

Via Beltway 8

### 24.4 MILES TO POPULATION CENTER OF HOUSTON

Via I-45 North





HUMBLE

IAH AIRPORT

MONT BELVIEU

HOUSTON

BAYTOWN

PASADENA

HOBBY AIRPORT

TriPort 8  
Logistics Park

BARBOURS CUT  
TERMINAL

BAYPORT  
TERMINAL

PEARLAND

LEAGUE CITY

# Five-building, 881,521 SF Class A logistics park delivering Q2 2026.

TriPort 8 is positioned with high visibility and immediate access to Beltway 8 and quick connects to major thoroughfares like Interstate 45, Interstate 10, and Highway 225.





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