

Eight45

Houston, Texas

AVAILABLE
FOR SALE OR LEASE
228,400 SF | 15.8 ACRES | Q4 2026 DELIVERY



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LOGISTICS REALTY

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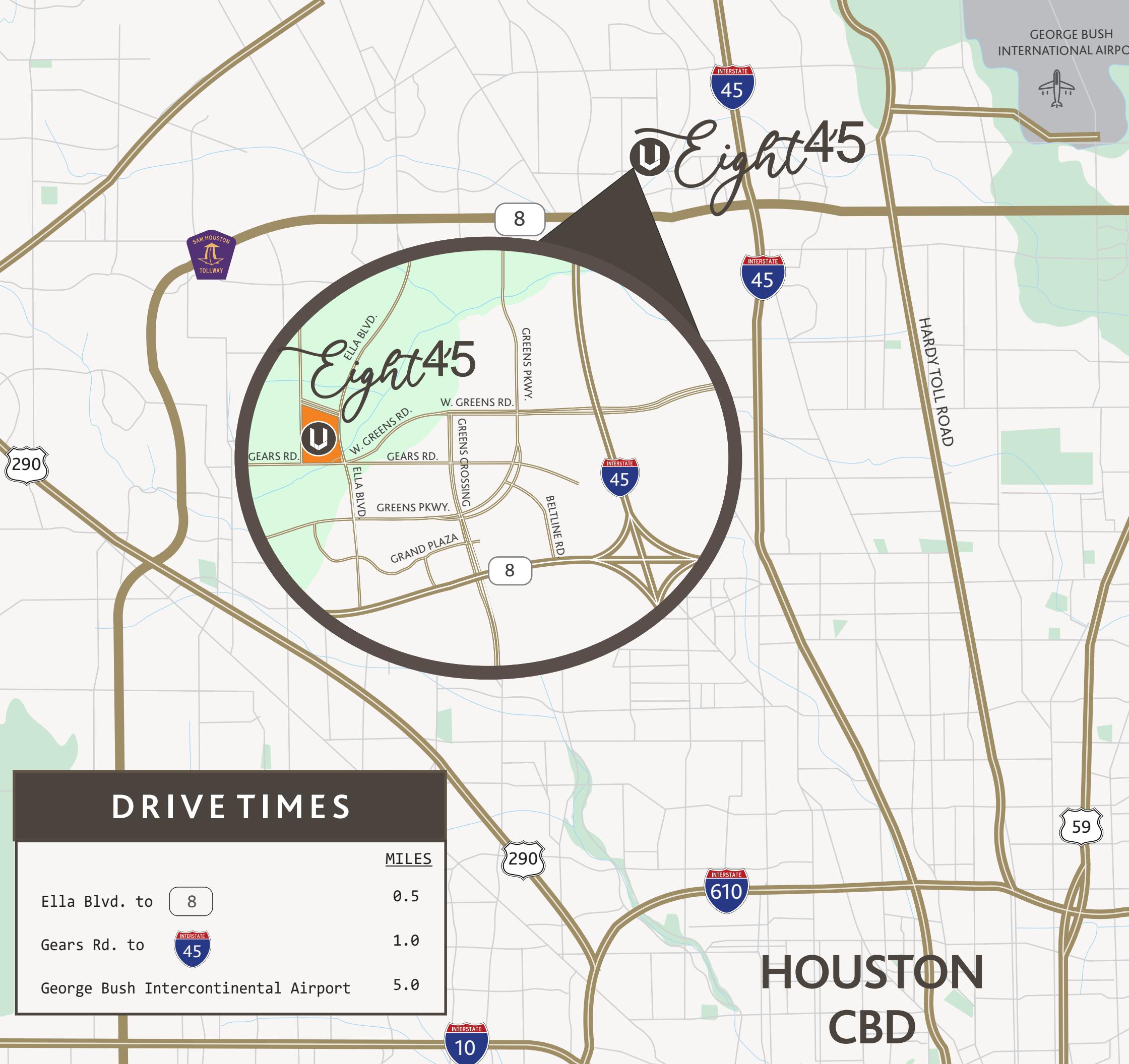
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Eight45 is a 228,400 square foot cross dock development, strategically located in the heart of North Houston. The development provides immediate access to Beltway 8, Interstate 45 and George Bush Intercontinental Airport. Eight45's unique location and design create built in competitive advantages for users looking to service local, regional and super-regional customers.

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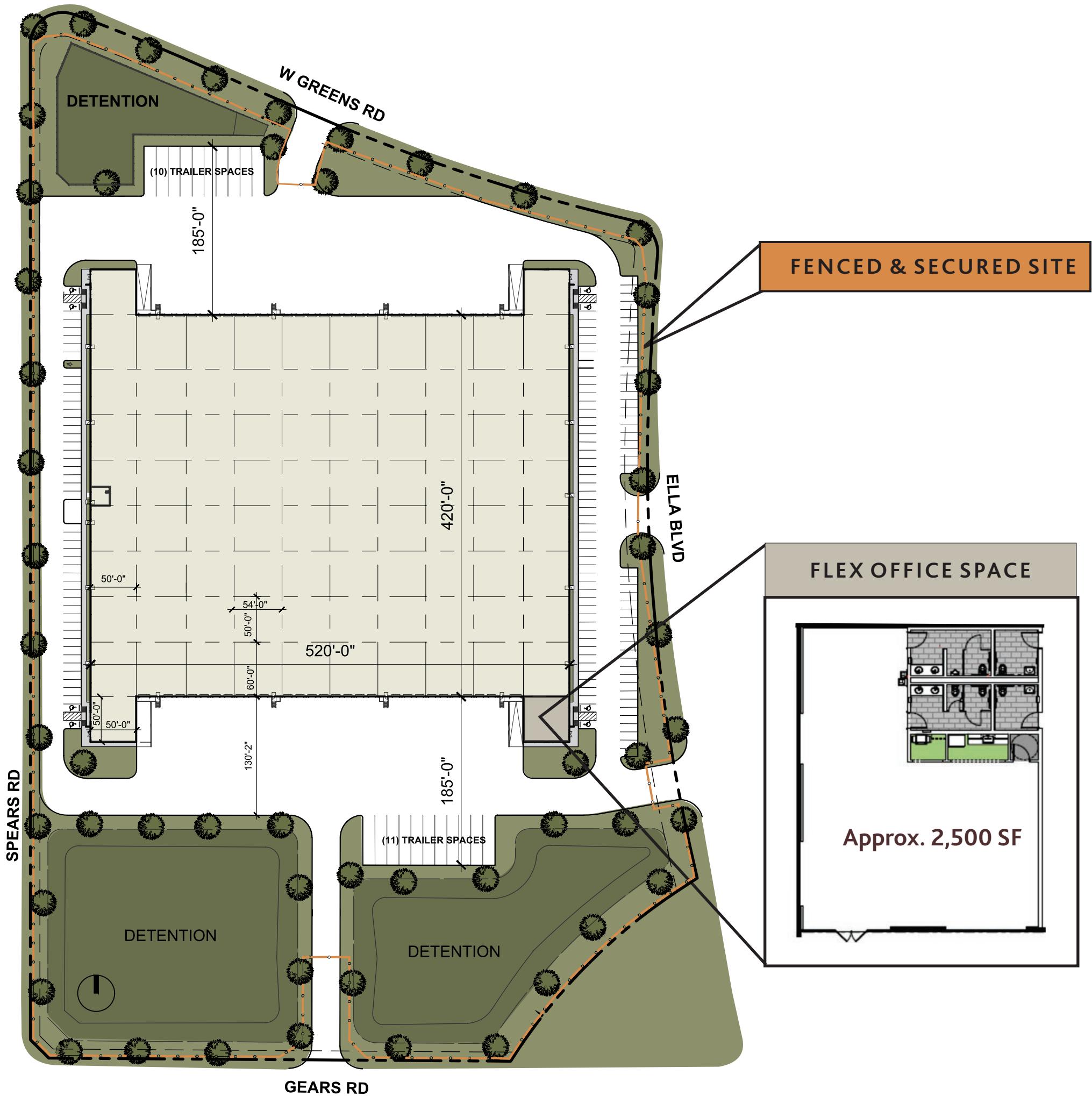


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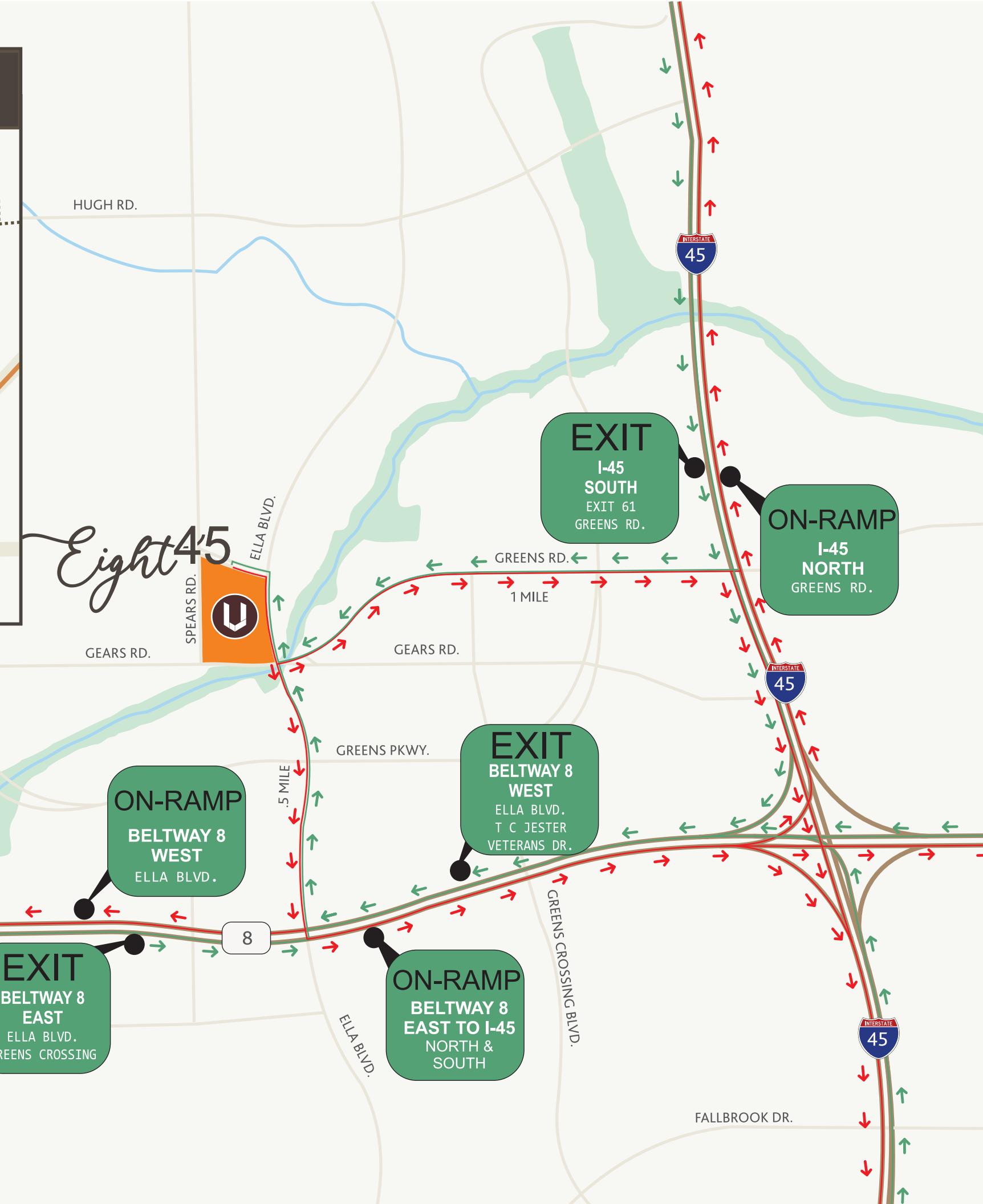
HIGHLIGHTS

Square Feet	228,400
Configuration	Cross-Dock
Parking Spaces	146
Trailer Storage	21
Truck Court Depth	130'-185'
Typical Column	50' x 54'
Speed Bay	60'
Depth	420'
Clear Height	32'
Sprinkler System	ESFR
Points of Ingress/Egress	4
Fenced & Secured Site	Yes



SITE CIRCULATION

Eight/45 provides tenants **4 distinct points of ingress/egress**, allowing traffic to flow quickly back to Gears Road and access **Beltway 8** and **Interstate 45** within minutes.



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MAIN (8) AND
MAIN(I-45)
LOCATION FOR
BEST-IN-CLASS
TENANTS

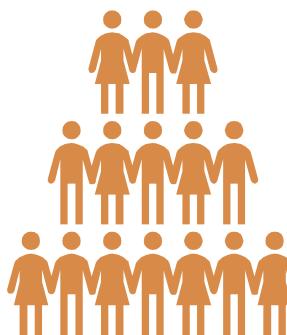
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EIGHT45'S LOCATION AT A MAJOR HIGHWAY INTERSECTION PROVIDES IT GREATER ACCESS TO POPULATION THAN 321 (95%) OF THE 339 WAREHOUSES THAT ARE AS LARGE OR LARGER THAN EIGHT45 (225K SF), CREATING A SIGNIFICANT AND QUANTIFIABLE ADVANTAGE FOR TENANTS

LOCATION CREATES DISTRIBUTION & LOGISTICAL ADVANTAGES FOR TENANTS

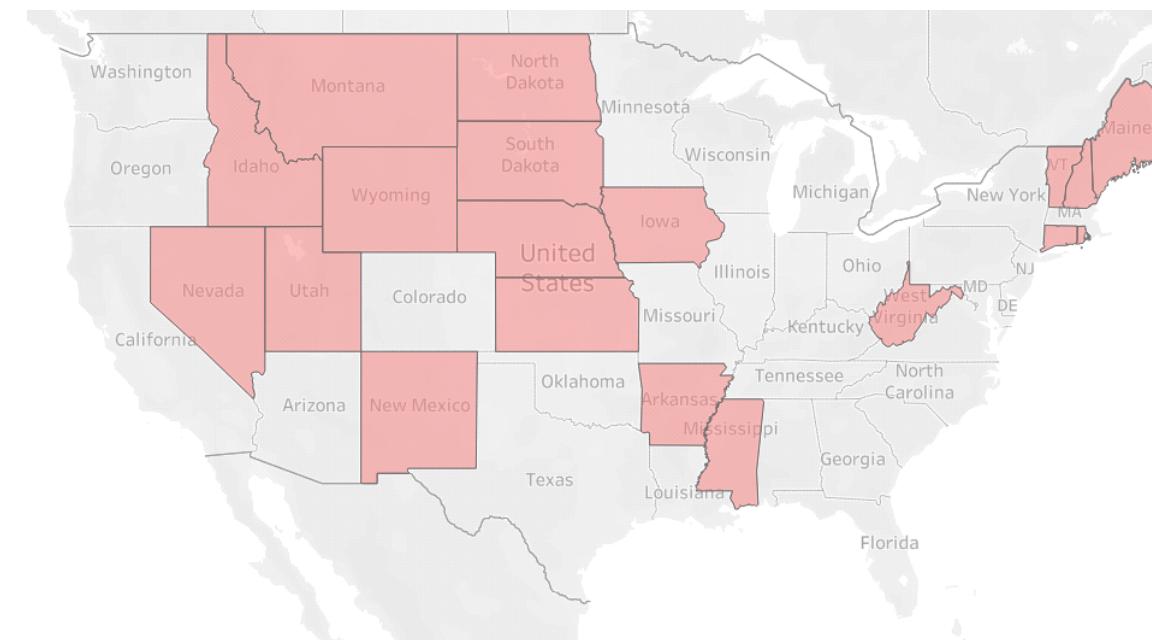
Infill developments appeal to both distribution-heavy users as well as neighborhood-oriented users (e.g., pool supply companies, construction supply companies, etc.) due to expansive population reach.



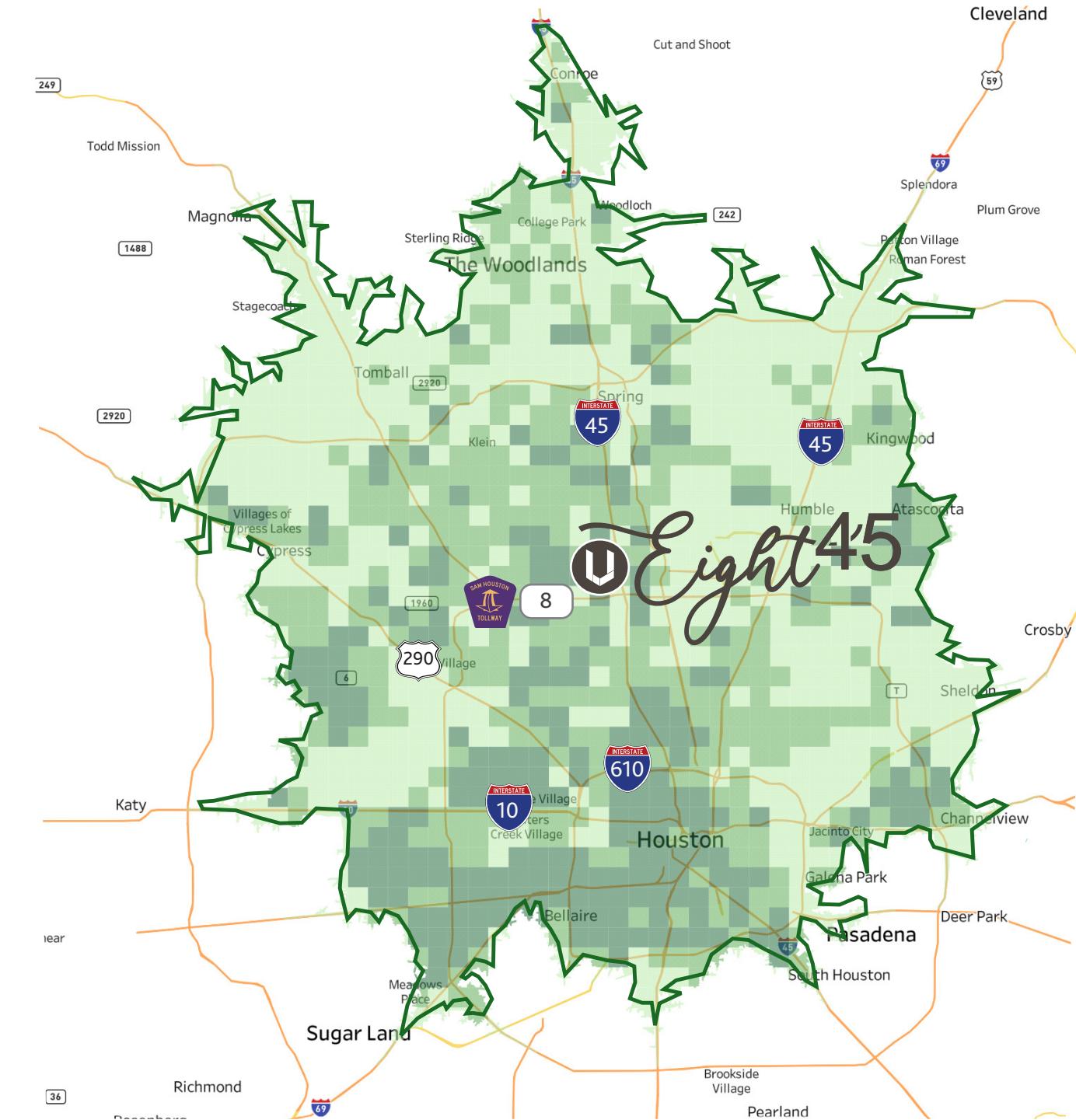
3.7M PEOPLE

Within a 30-minute
Drive of Eight45

That's more population than that of 22 states
(states with < 3.7M people shown in map below)



HEAT MAP: POPULATION WITHIN 30 MINUTES



Development by

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EVOLVE^{RE}
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Through ULR's proprietary data science platform EvolveRE and our development expertise, we analyze thousands of factors when selecting a potential project to ensure we mitigate risk, create upside, and provide overall investment assurance.

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