



# EMPIRE WEST

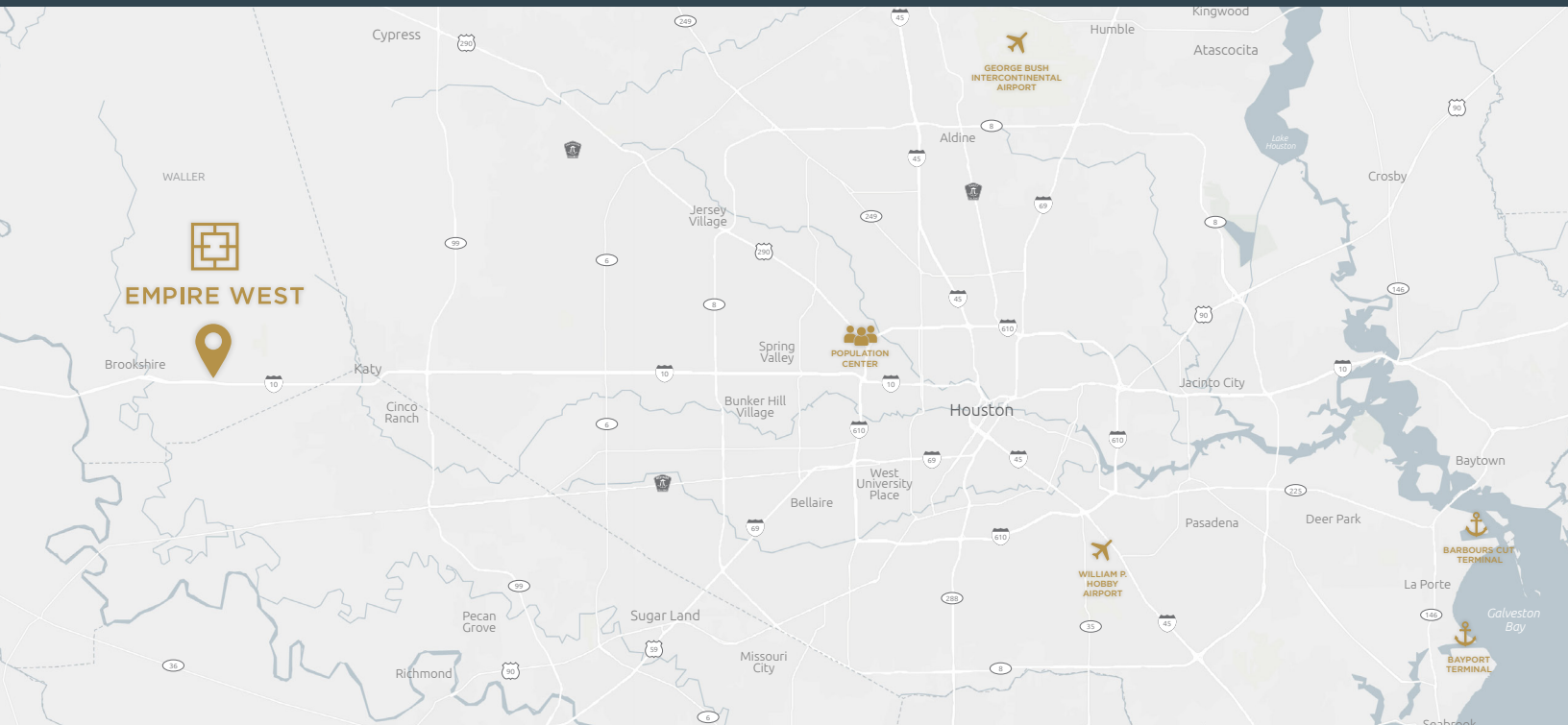
BUILDING 6 | 127,382 SF



CLICK TO VIEW



*The New Frontier.* Synonymous with expansion and the abundance of opportunity, Empire West is a world-class industrial distribution development located 36 miles west of Houston, in Brookshire, Texas— between two major thoroughfares, Interstate 10 and Highway 90.



## FOR LEASING INFORMATION CONTACT

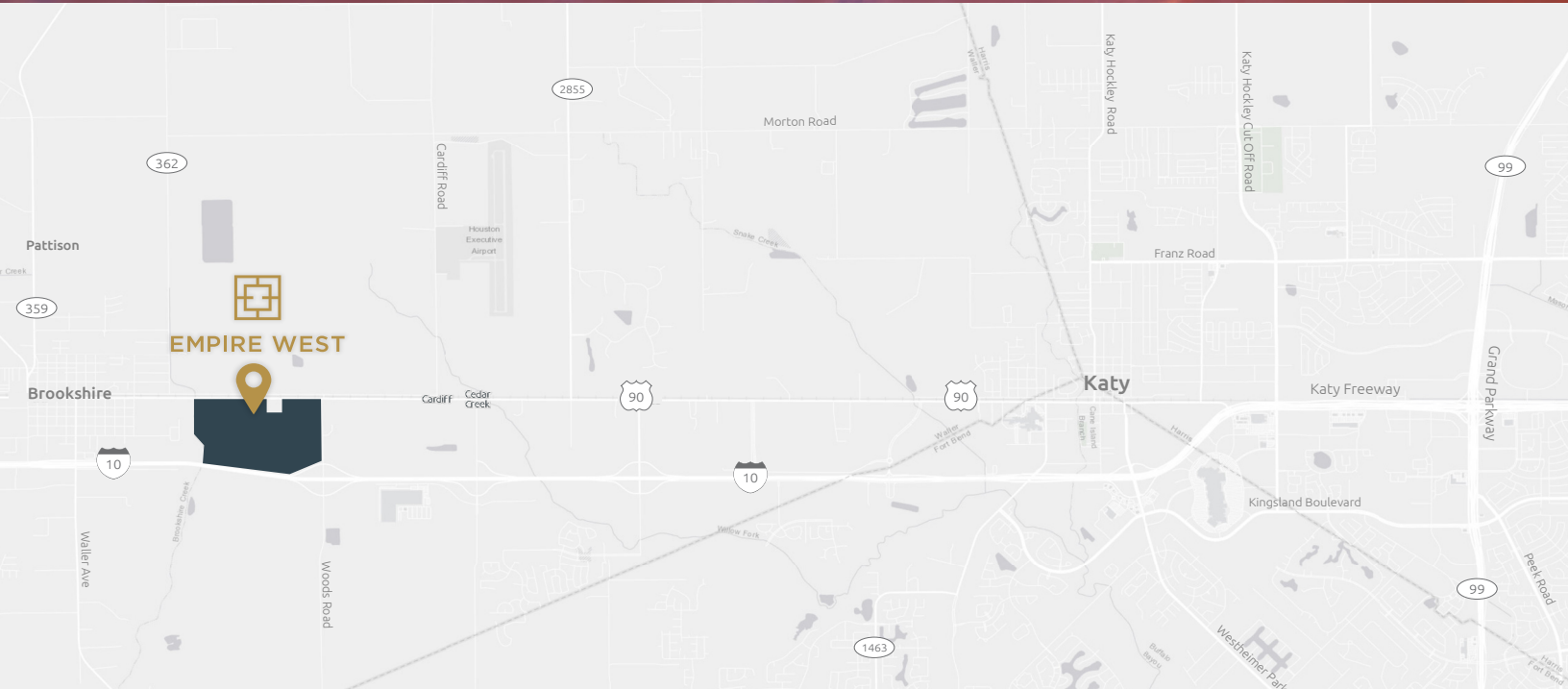
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BUILDING 6 | 127,382 SF



## BUILDING 6 116 EMPIRE BOULEVARD

- 127,382 SF
  - Divisible to 63,691 SF
  - 3,103 SF office
- Front-load configuration
- 32' clear height
- ESFR sprinkler system
- Fully fenced and secured
- 220' building depth
- 52' x 53'- 4" column spacing
- 60' speed bay
- 25 dock-high doors / 2 ramps
- 185' truck court
- 33 trailer parking spaces
- 6" reinforced and sealed concrete slab
- 67.3 FF / 48.2 FL
- R-9, 60 mil TPO roof
- Control joints caulked
- 2000 amp pad mounted transformer
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500 Year Flood Plan (Unshaded Zone X)

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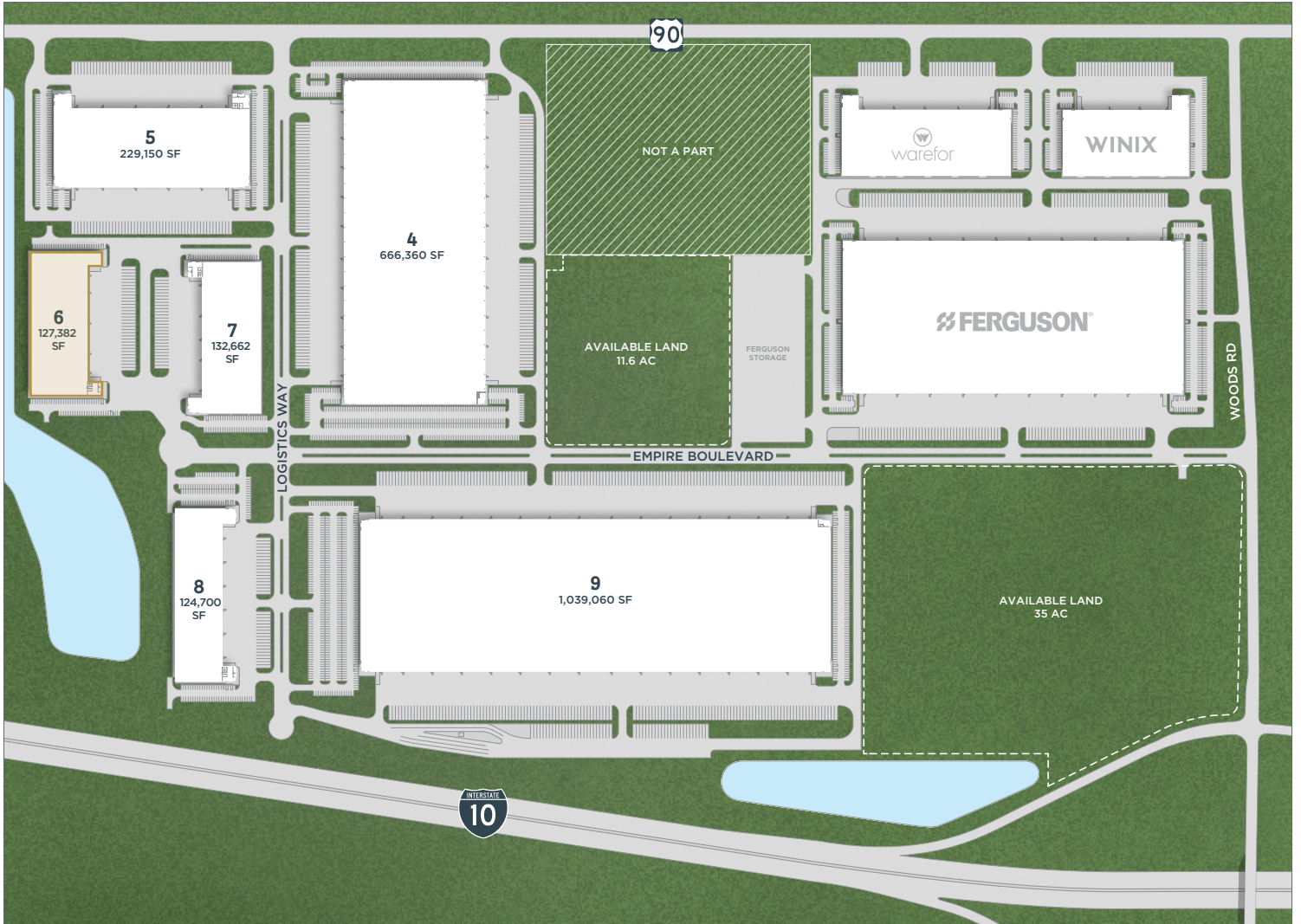
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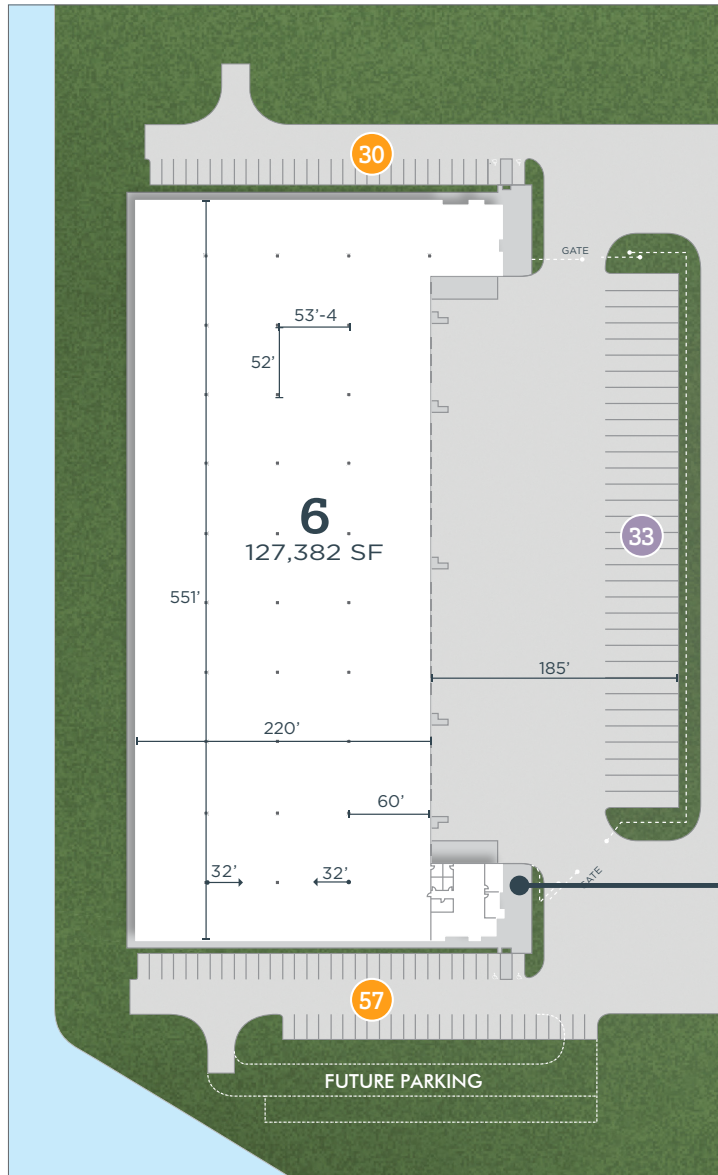
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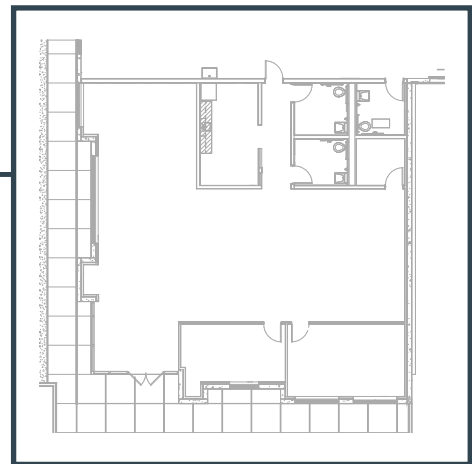


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## OFFICE



- AUTO PARKING
- TRAILER PARKING

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