

UP TO 293,280 SF  
SPACE FOR LEASE



11833 CUTTEN ROAD  
HOUSTON | TX | 77066

# CUTTEN ROAD DISTRIBUTION CENTER

**CBRE**

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# 293,280 SF AVAILABLE

## FULL BUILDING

### HIGHLIGHTS

- 293,280 SF Total
- ±10,072 SF Office
- 64 Dock-High Doors
- 4 Drive-In Ramps
- 32' Clear Height
- ESFR Sprinklers
- 50' x 52' Column Spacing
- 130' Truck Court
- 25 Trailer Parks
- Ample Car Parks
- Contact Brokers for More Information

**EASY ACCESS TO HWY  
249 AND BELTWAY 8**

**AMPLE TRAILER  
AND CAR PARKS**

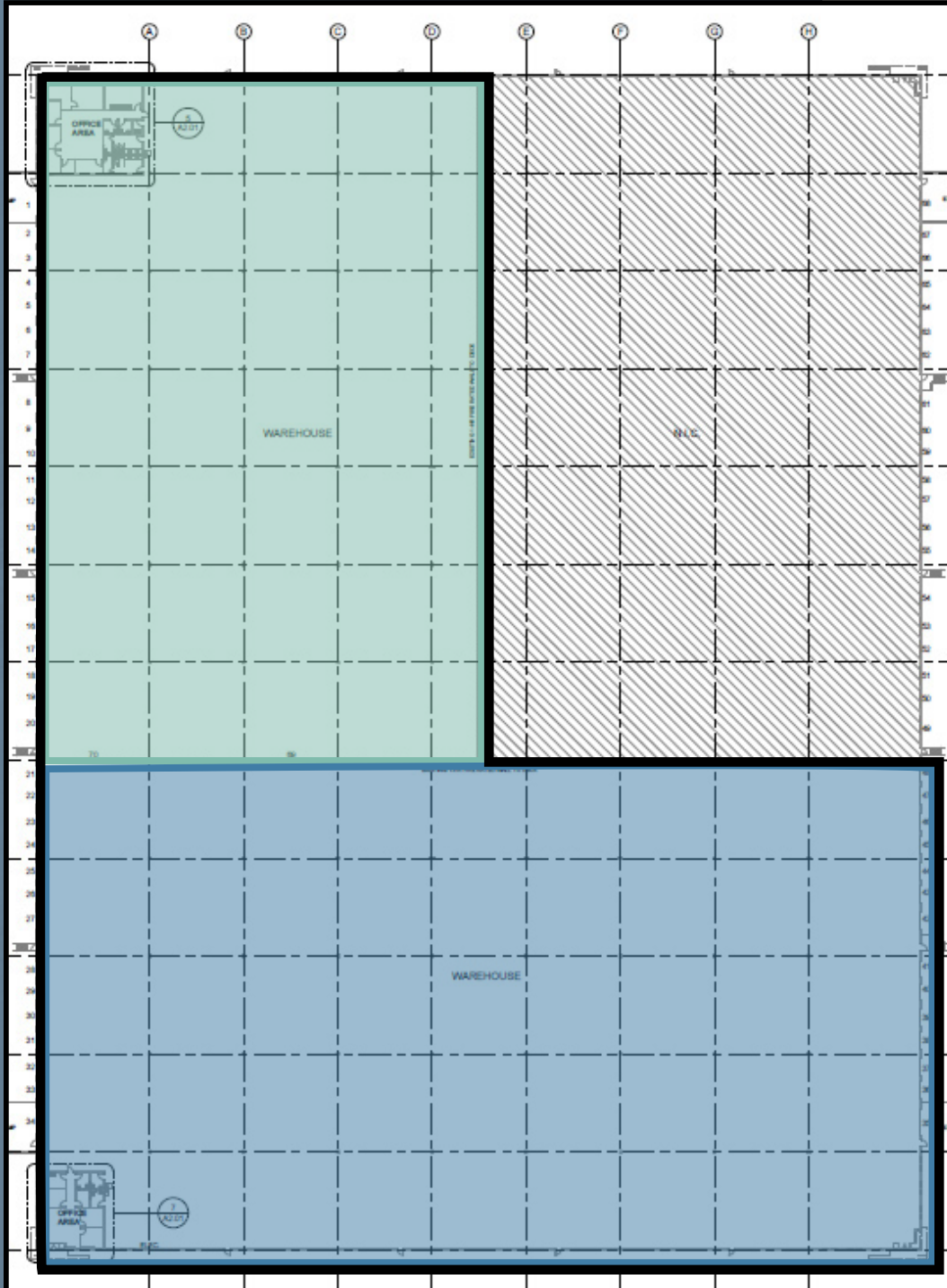
**PRIME NORTHWEST  
HOUSTON LOCATION**

**ABILITY TO FENCE AND  
SECURE TRUCK COURT**

# CBRE

## DIVISIBILITIES

85,540 SF to 207,740 SF



### OPTION 1

AVAILABLE SF  
207,740 SF

OFFICE SF  
4,456 SF

WAREHOUSE SF  
202,784 SF

DOCK DOORS  
45

RAMPS  
3

### OPTION 2

AVAILABLE SF  
85,540 SF

OFFICE SF  
2,968 SF

WAREHOUSE SF  
82,272 SF

DOCK DOORS  
19

RAMPS  
1

### OPTION 3

AVAILABLE SF  
122,200 SF

OFFICE SF  
1,488 SF

WAREHOUSE SF  
120,712 SF

DOCK DOORS  
26

RAMPS  
2

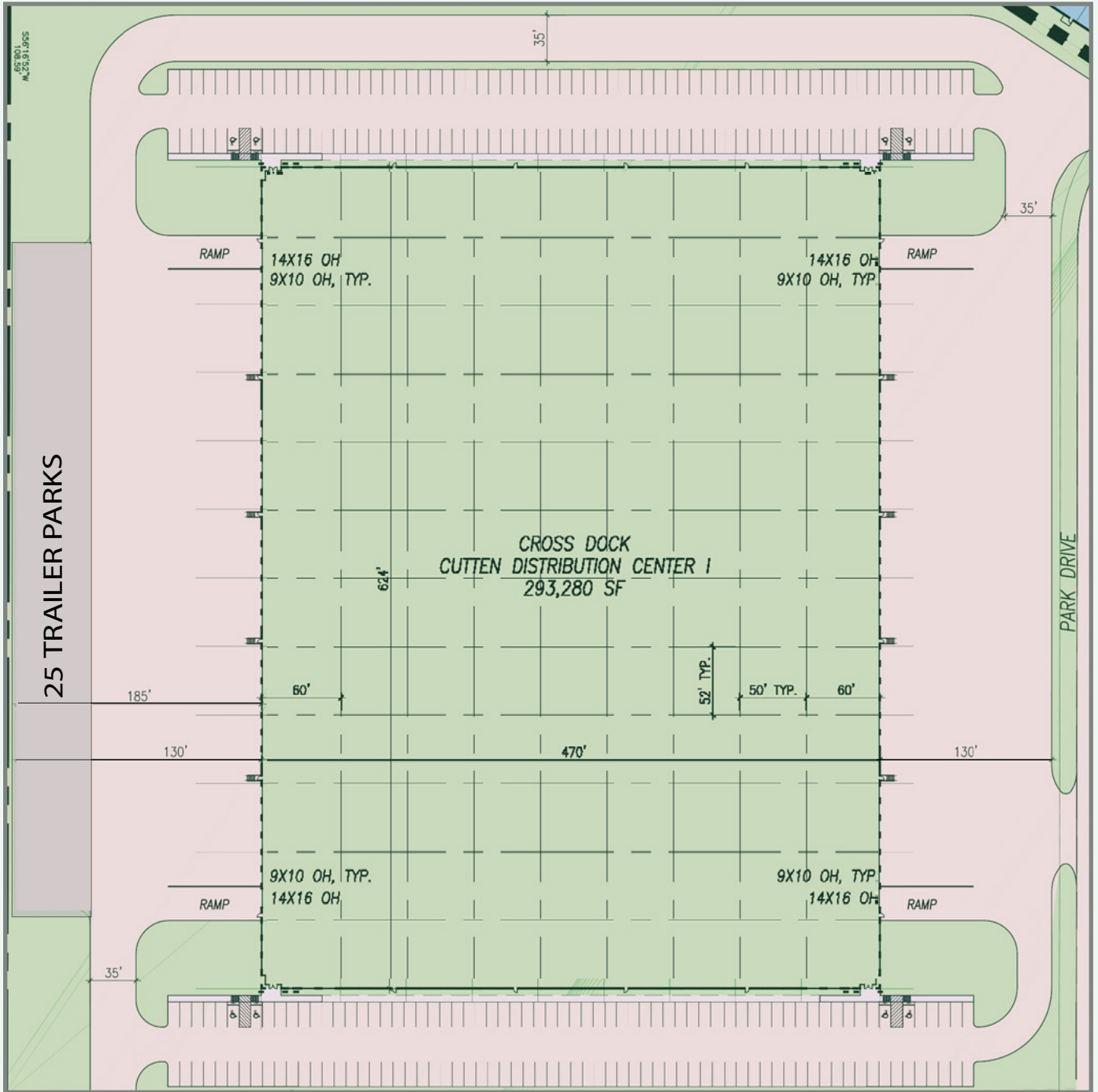




**11833 CUTTEN ROAD**  
Houston, TX 77066

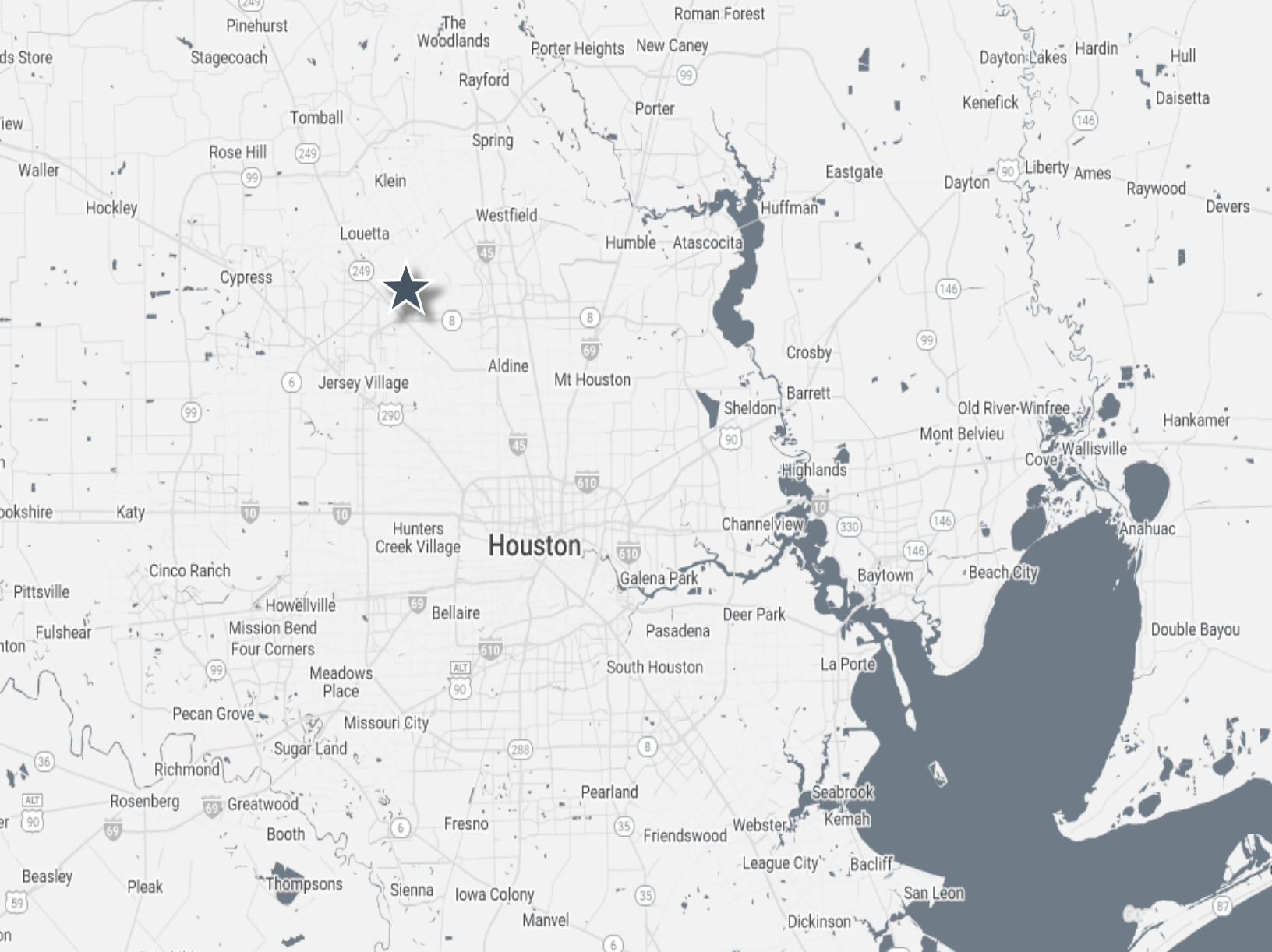






# SITE PLAN

293,280 SF TOTAL | CUTTEN ROAD DISTRIBUTION CENTER



# CUTTEN ROAD DISTRIBUTION CENTER

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