



137,171 SQUARE FEET FOR LEASE

NEW CLASS A FREESTANDING DISTRIBUTION BUILDING | Q4 2024 DELIVERY
STRATEGIC LOCATION OFF BELTWAY 8 NEAR I-45



TRANSWESTERN

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SITE // PLAN



137,171 SF
TOTAL



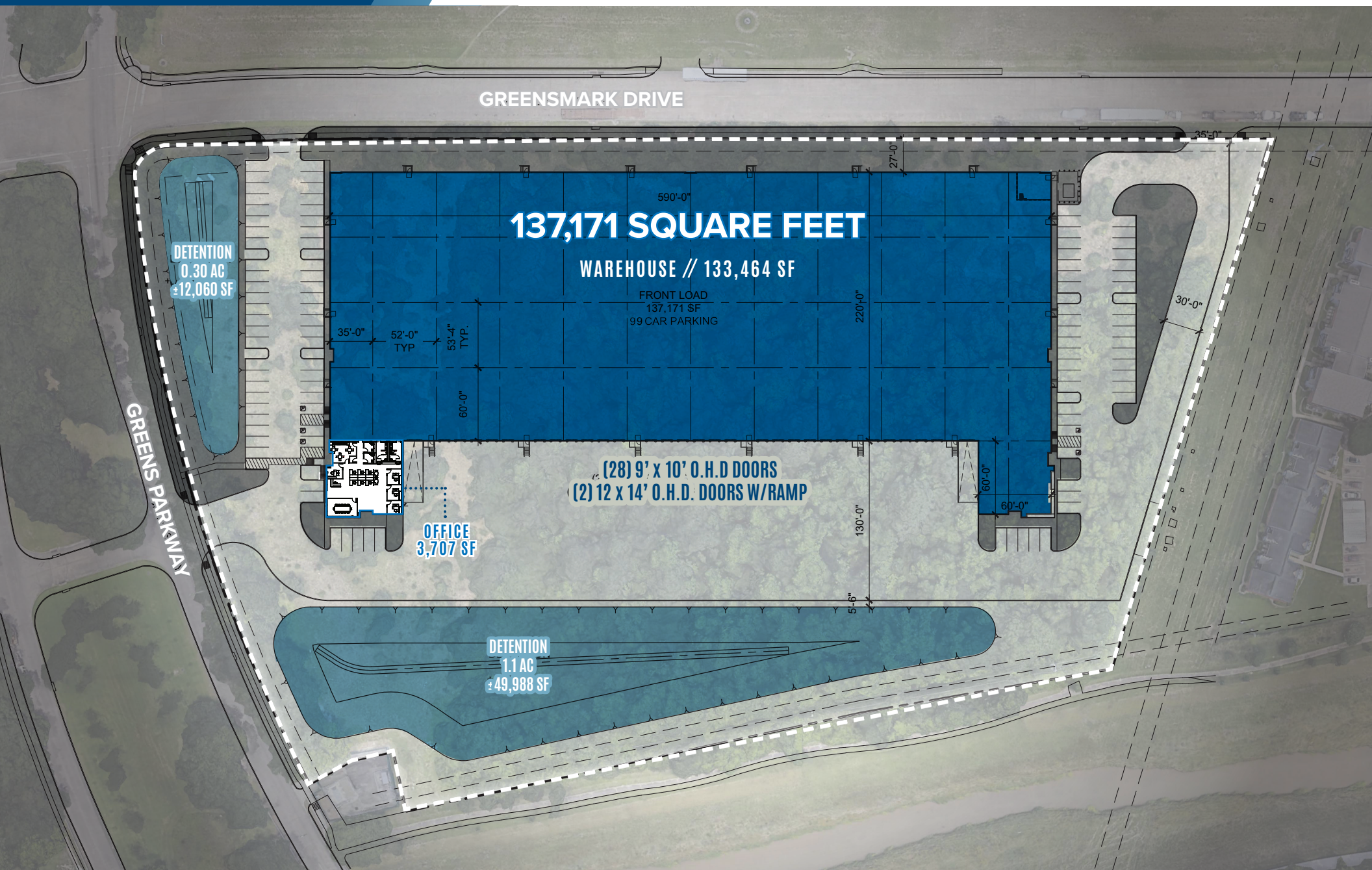
3,707 SF
OFFICE



(28) 9' x 10'
O.H.D. DOORS



(2) 12' x 14'
O.H.D. DOORS W/RAMP



FLOOR // PLAN

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PROPERTY HIGHLIGHTS AT BUILDING DELIVERY

- 137,171 SF Total
- 3,707 SF Pre-Finished Office
- 133,464 SF Warehouse
- 32' Clear Height
- 220' Building Depth
- 53'4" x 52' Column Spacing
- 60' Speed Bays
- 28 Dock-High Loading Doors (9'x10')
- 2 Drive-In Ramps with 12'x14' Overhead doors
- 99 Parking Spaces
- Fully Fenced / Gated Truck Court
- 30 FC LED Lighting
- Whiteboxed Interior
- 3 HVLS Fans (24')
- 35,000 lb Mechanical dock levelers on every other door
- Power Specs: 3 Phase 480V, 1,200 Amps



PROPERTY RENDERING

AERIAL // MAP



2 MINUTES



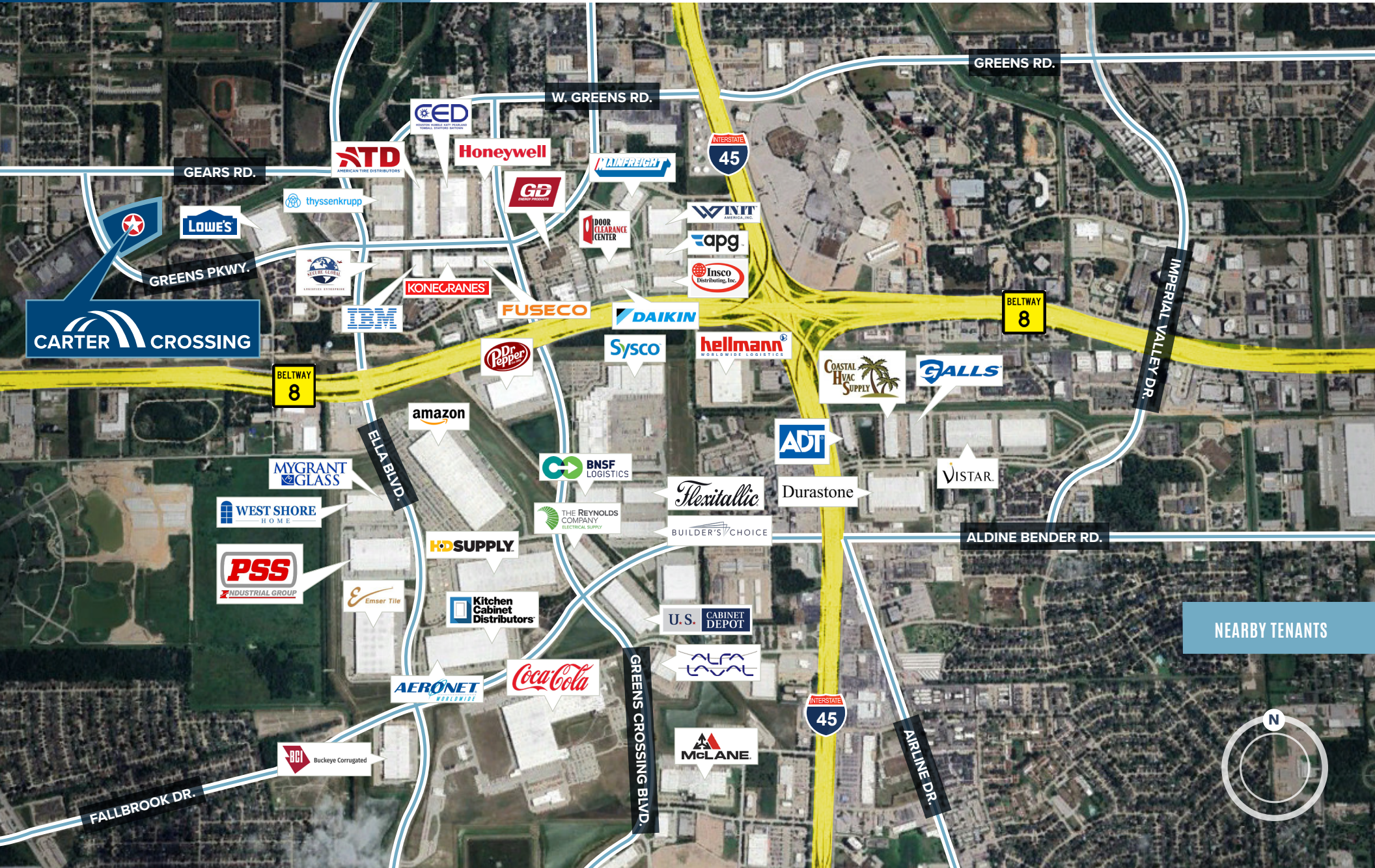
5 MINUTES



8 MINUTES

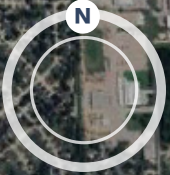


8 MINUTES



CARTER CROSSING

NEARBY TENANTS



CITY // MAP



IAH BUSH AIRPORT
8 MILES



DOWNTOWN HOU
17 MILES



MEDICAL CENTER
20 MILES



PORT OF HOUSTON
23 MILES



HOBBY AIRPORT
25 MILES

