C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

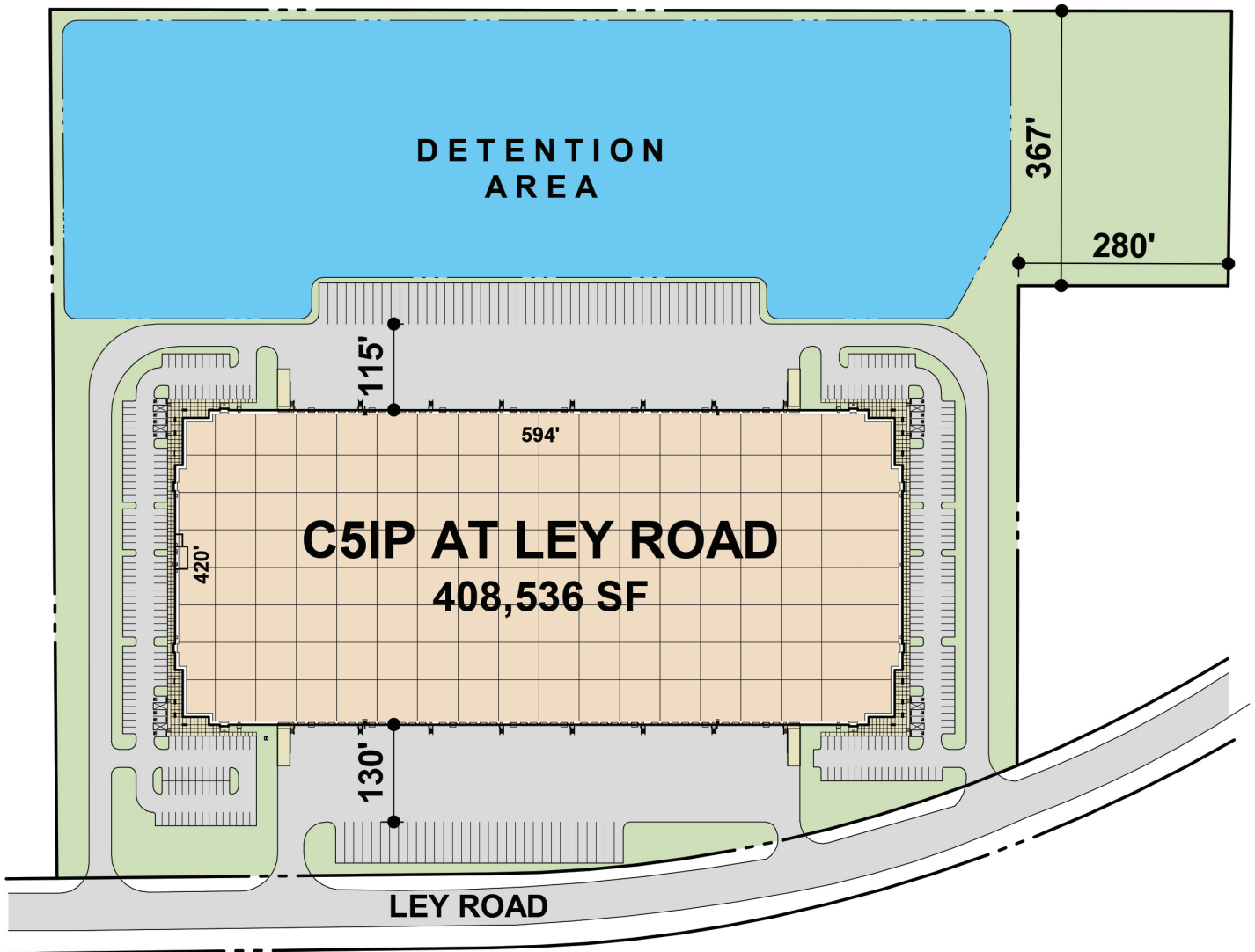**408,536 SF Available for Lease Q2 2025**
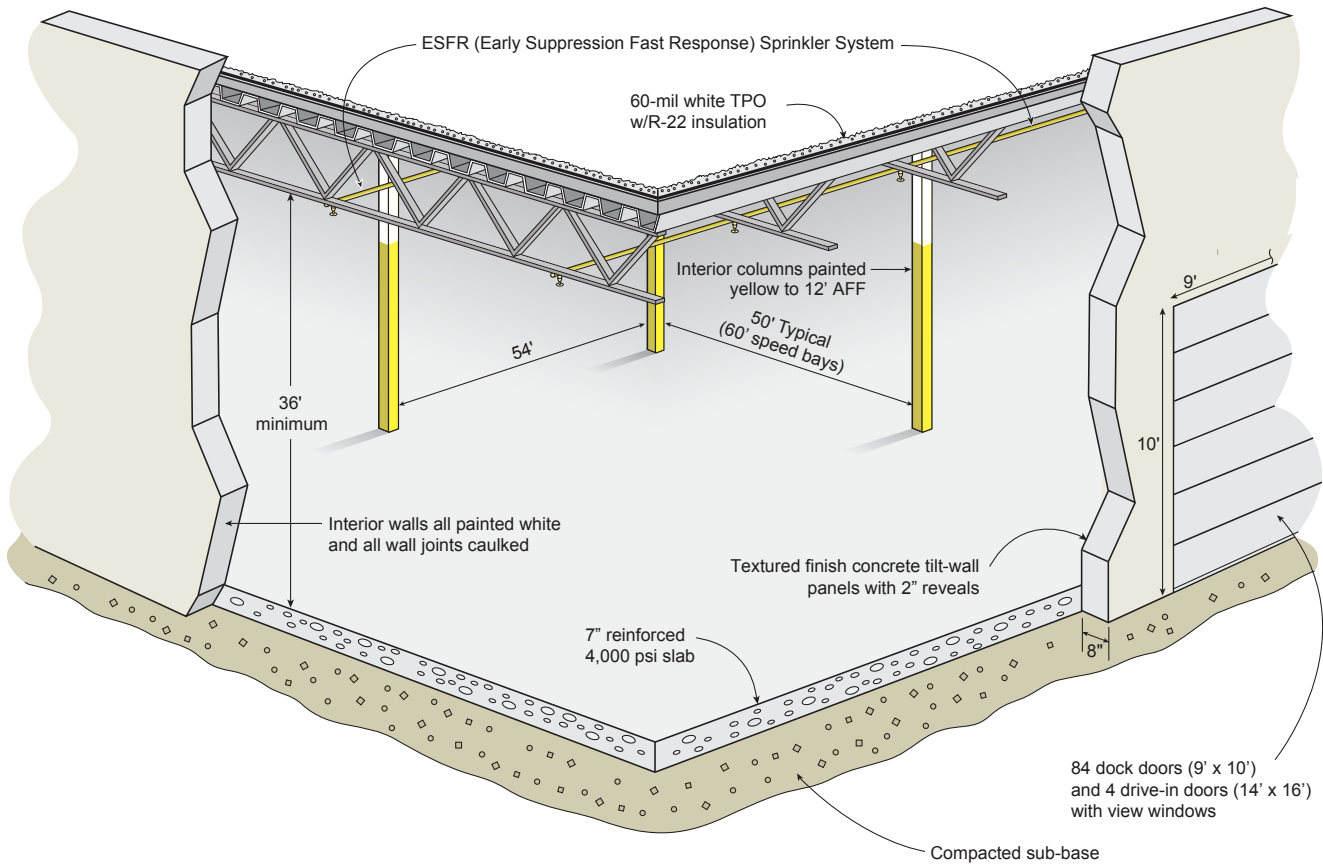

DEVELOPER

LEASING AGENT

C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

408,536 SF Available for Lease Q2 2025

C5IP at Ley Road is located in Houston, Texas approximately two miles from U.S. 90 and two miles from the 610 Loop with access along Ley Road. Close proximity to I-10 and Loop 610, the property represents Class A construction in the northeast Houston submarket. The property is ideally suited for both domestic and international business trades that require local, regional, and/or national distribution. C5IP at Ley Road offers a strong workforce infrastructure, as well as, access points to all areas of Houston including the Port of Houston.

ESFR (Early Suppression Fast Response) Sprinkler System

60-mil white TPO
w/R-22 insulation

Interior columns painted
yellow to 12' AFF

50' Typical
(60' speed bays)

54'

36'
minimum

9'

10'

Interior walls all painted white
and all wall joints caulked

Textured finish concrete tilt-wall
panels with 2" reveals

7" reinforced
4,000 psi slab

8"

84 dock doors (9' x 10')
and 4 drive-in doors (14' x 16')
with view windows

Compacted sub-base

BUILDING SPECIFICATIONS

Square Footage	408,536 SF (420' x 594')
Site Area	35.73 acres
Configuration	Crossdock
Column Spacing	54' wide x 50' deep (Typical) 54' wide x 60' deep (loading bays)
Clear Height	36' minimum at 1st interior column line
Dock High Doors	84 – 9' x 10'
Drive-In Doors	4 – 14' x 16' min
Truck Court Depth	170'/185' deep
Auto Parking	297
Trailer Storage	81
Electrical	480/277 volt, 3 phase
Sprinkler	ESFR sprinkler system
Roof	60-mil white TPO with R-22 insulation

CORE5
INDUSTRIAL PARTNERS

CBRE

John Leinbaugh
Vice President Investments

O 972.362.8730

jleinbaugh@c5ip.com

Liam Logan
Director of Investments

O 972.362.8727

llogan@c5ip.com

Jason Dillee
Senior Vice President

O 713.577.1796

jason.dillee@cbre.com

Cape Bell
Vice President

O 713.577.1737

cape.bell@cbre.com