

C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

408,536 SF Available for Lease or Purchase





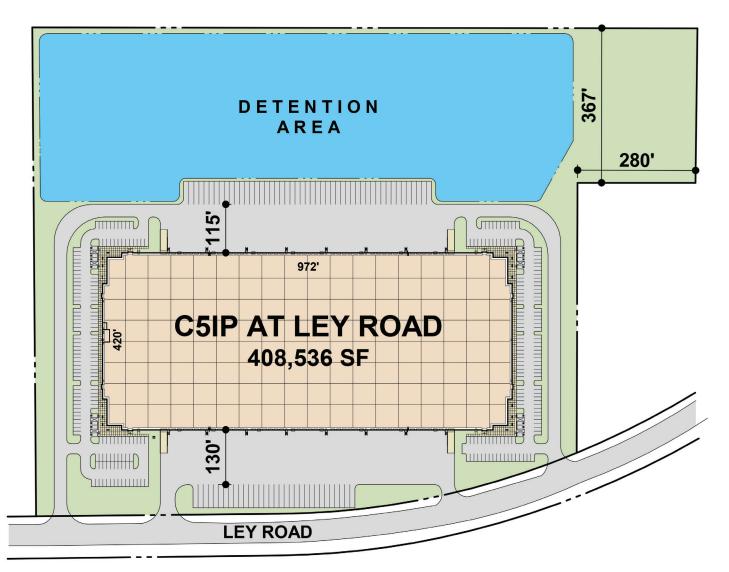
DEVELOPER LEASING AGENT

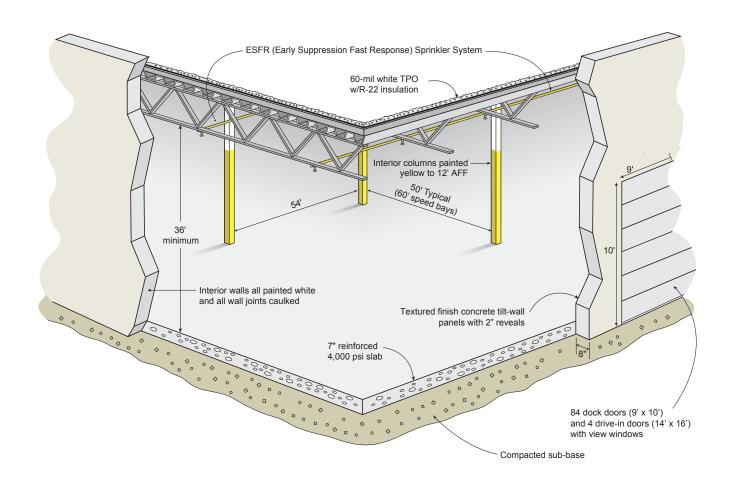
C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

408,536 SF Available for Lease or Purchase

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.





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 $84 - 9' \times 10'$

Drive-In Doors $4 - 14' \times 16' \text{ min}$ **Truck Court Depth** 130'/115' deep

Auto Parking 297
Trailer Storage 81

Electrical Two (2) 1,500 KVA pad-mounted transformers (one per side) each transformer

with switchgear providing up to 4,000 amp 480V/3 phase power

Sprinkler ESFR sprinkler system

Roof 60-mil white TPO with R-22 insulation







John Leinbaugh

Vice President Regional Director 0 972.362.8730

jleinbaugh@c5ip.com

Liam Logan

Vice President - Investments

0 972.362.8727

llogan@c5ip.com

CBRE

Jason Dillee

Senior Vice President 0 713.577.1796

jason.dillee@cbre.com

Cape Bell

Senior Vice President
O 713.577.1737
cape.bell@cbre.com

© Copyright 2025 Core5 Industrial Partners, LLC. All rights reserved. CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC.