



# C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

**408,536 SF Available for Lease or Purchase**



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DEVELOPER



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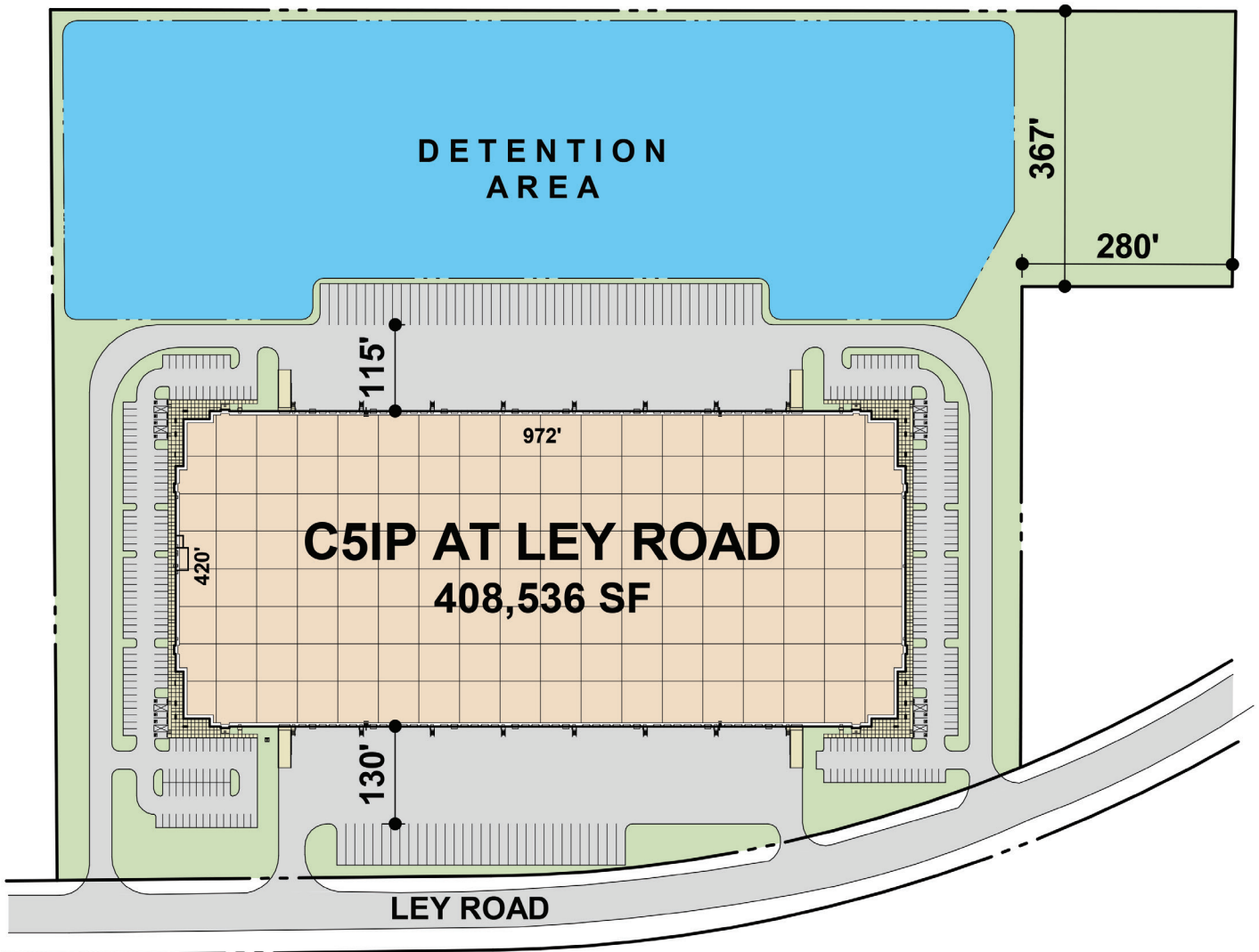
LEASING AGENT

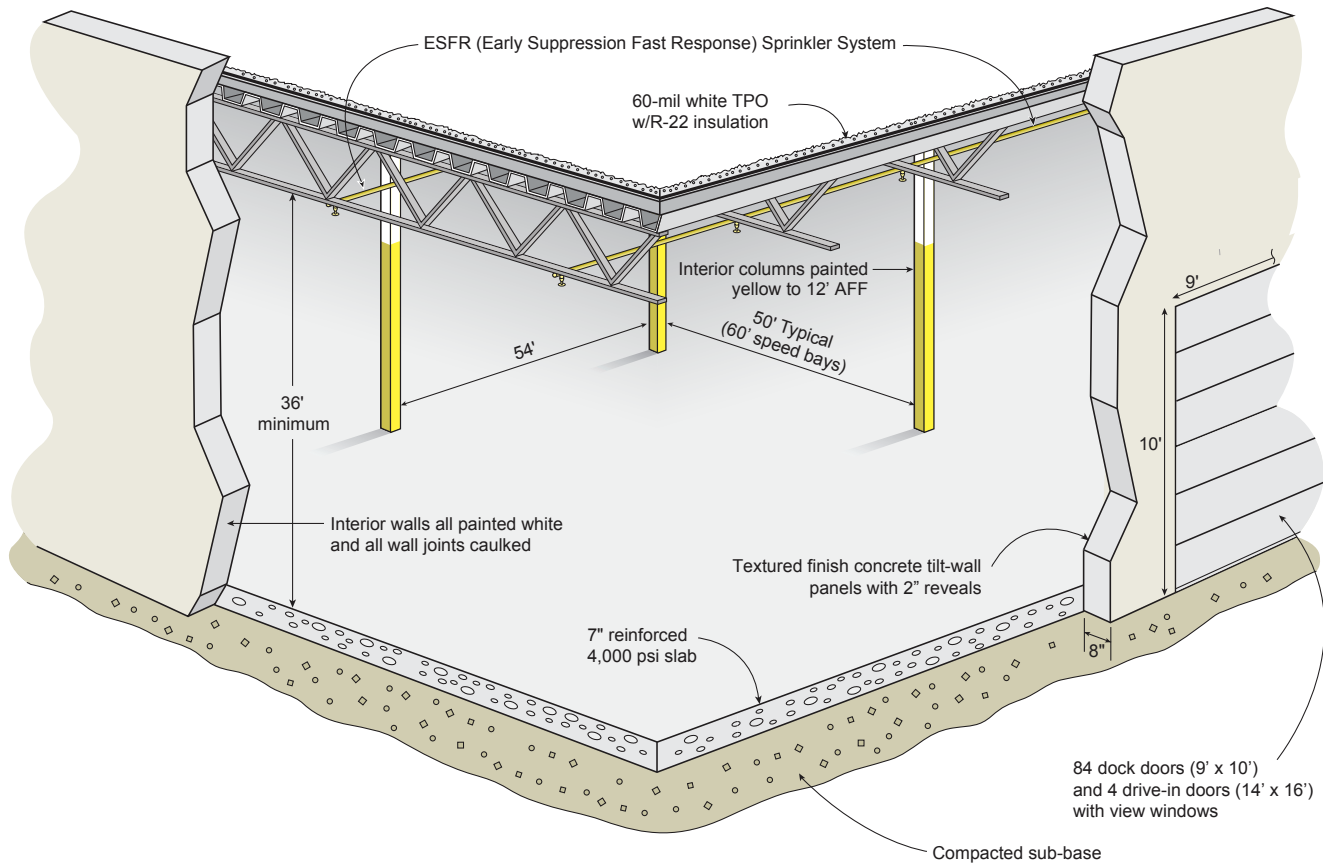
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C5IP at Ley Road is located in Houston, Texas approximately two miles from U.S. 90 and two miles from the 610 Loop with access along Ley Road. Close proximity to I-10 and Loop 610, the property represents Class A construction in the northeast Houston 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

<b>Square Footage</b>	408,536 SF (420' x 594')
<b>Site Area</b>	35.73 acres
<b>Configuration</b>	Crossdock
<b>Column Spacing</b>	54' wide x 50' deep (Typical) 54' wide x 60' deep (loading bays)
<b>Clear Height</b>	36' minimum at 1st interior column line
<b>Dock High Doors</b>	84 – 9' x 10'
<b>Drive-In Doors</b>	4 – 14' x 16' min
<b>Truck Court Depth</b>	130'/115' deep
<b>Auto Parking</b>	297
<b>Trailer Storage</b>	81
<b>Electrical</b>	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
<b>Sprinkler</b>	ESFR sprinkler system
<b>Roof</b>	60-mil white TPO with R-22 insulation





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