

CARSON²⁸⁸

Building C



±284,612 SF CROSS DOCK AVAILABLE
2920 AIRPORT BLVD | HOUSTON, TX

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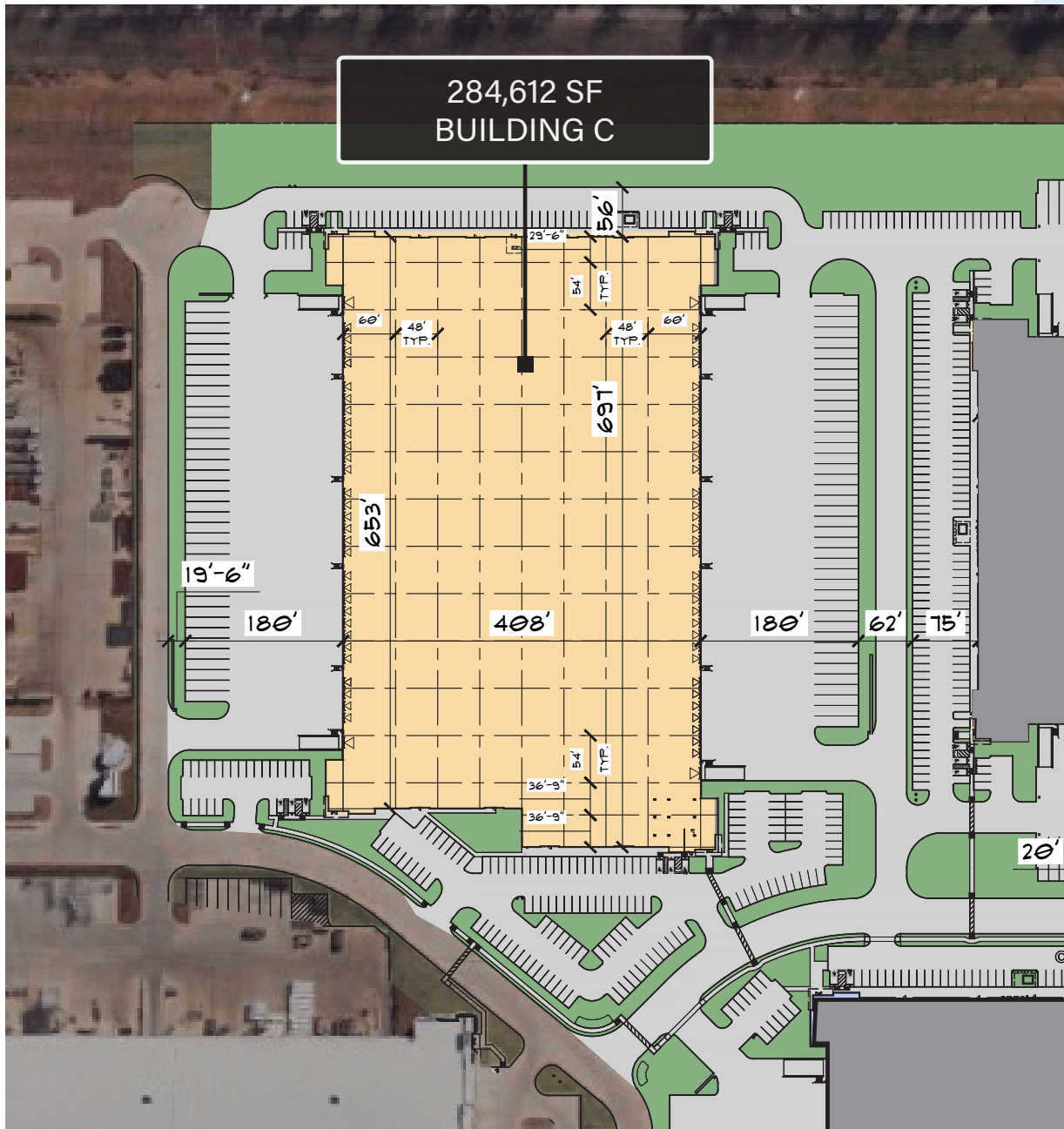
RICHARD QUARLES

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PROJECT OVERVIEW



BUILDING SPECIFICATIONS

TOTAL SF AVAILABLE:
±284,612 SF

SPEC OFFICE SIZE:
±8,239 SF (2-Story)

CONFIGURATION:
Cross Dock

CLEAR HEIGHT:
36'

BUILDING DEPTHS:
408' x 653'

COLUMN SPACING:
48' x 54'

DOCK DOORS:
66 (9' x 10')

DRIVE-IN RAMPS:
4 (12' x 14')

PARKING SPACES:
224 Spaces

SPRINKLER:
ESFR

TRUCK COURT:
180'

TRAILER PARKING:
78 Spaces

ADDITIONAL INFO:
Truck Courts Fenced and Gated

LOCATION ATTRIBUTES

AMENITIES
Competitive Tax Rate at 2.19%

VISIBILITY & ACCESS
Direct access and frontage on 288

284,612 SF CROSS DOCK

180' TRUCK COURT

180' TRUCK COURT

35' PRIVATE STREET

35' PRIVATE STREET

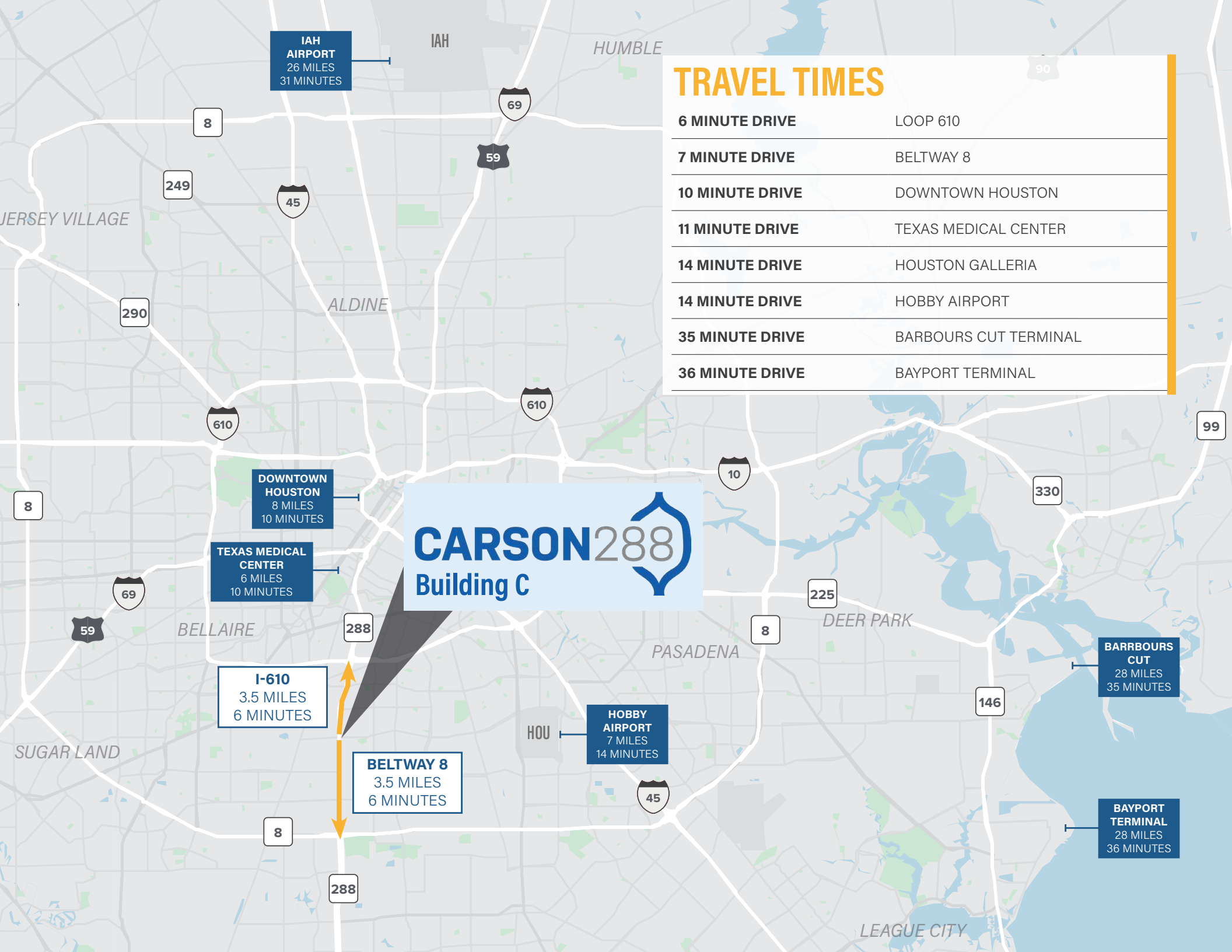
40' PRIVATE STREET

4 (12' X 14') DRIVE-IN RAMPS

±8,239 SF (2-STORY) SPEC OFFICE

Dimensions: 60', 48'-4", 410', 54', 31', 40'-6", 54' TYP., 668', 40'-6", 40'-6", 54' TYP., 31', 54', 60', 48'-4", 410', 54', 31', 40'-6", 40'-6", 54' TYP.

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TRAVEL TIMES

6 MINUTE DRIVE	LOOP 610
7 MINUTE DRIVE	BELTWAY 8
10 MINUTE DRIVE	DOWNTOWN HOUSTON
11 MINUTE DRIVE	TEXAS MEDICAL CENTER
14 MINUTE DRIVE	HOUSTON GALLERIA
14 MINUTE DRIVE	HOBBY AIRPORT
35 MINUTE DRIVE	BARBOURS CUT TERMINAL
36 MINUTE DRIVE	BAYPORT TERMINAL

CARSON288
Building C

IAH AIRPORT
26 MILES
31 MINUTES

DOWNTOWN HOUSTON
8 MILES
10 MINUTES

TEXAS MEDICAL CENTER
6 MILES
10 MINUTES

I-610
3.5 MILES
6 MINUTES

BELTWAY 8
3.5 MILES
6 MINUTES

HOBBY AIRPORT
7 MILES
14 MINUTES

BARBOURS CUT
28 MILES
35 MINUTES

BAYPORT TERMINAL
28 MILES
36 MINUTES

Carson 288, ideally situated in the epicenter of Houston's Southeast and Southwest submarket, offers a prime infill location just 8 miles from downtown Houston. This strategic location provides direct access to Highway 288, enabling seamless connectivity through Houston's major thoroughfares and making it an excellent last-mile location. The area boasts a strong blue-collar labor pool, further enhancing its economic competitiveness and industrial potential.

CARSON 288 BY THE NUMBERS

2.19%

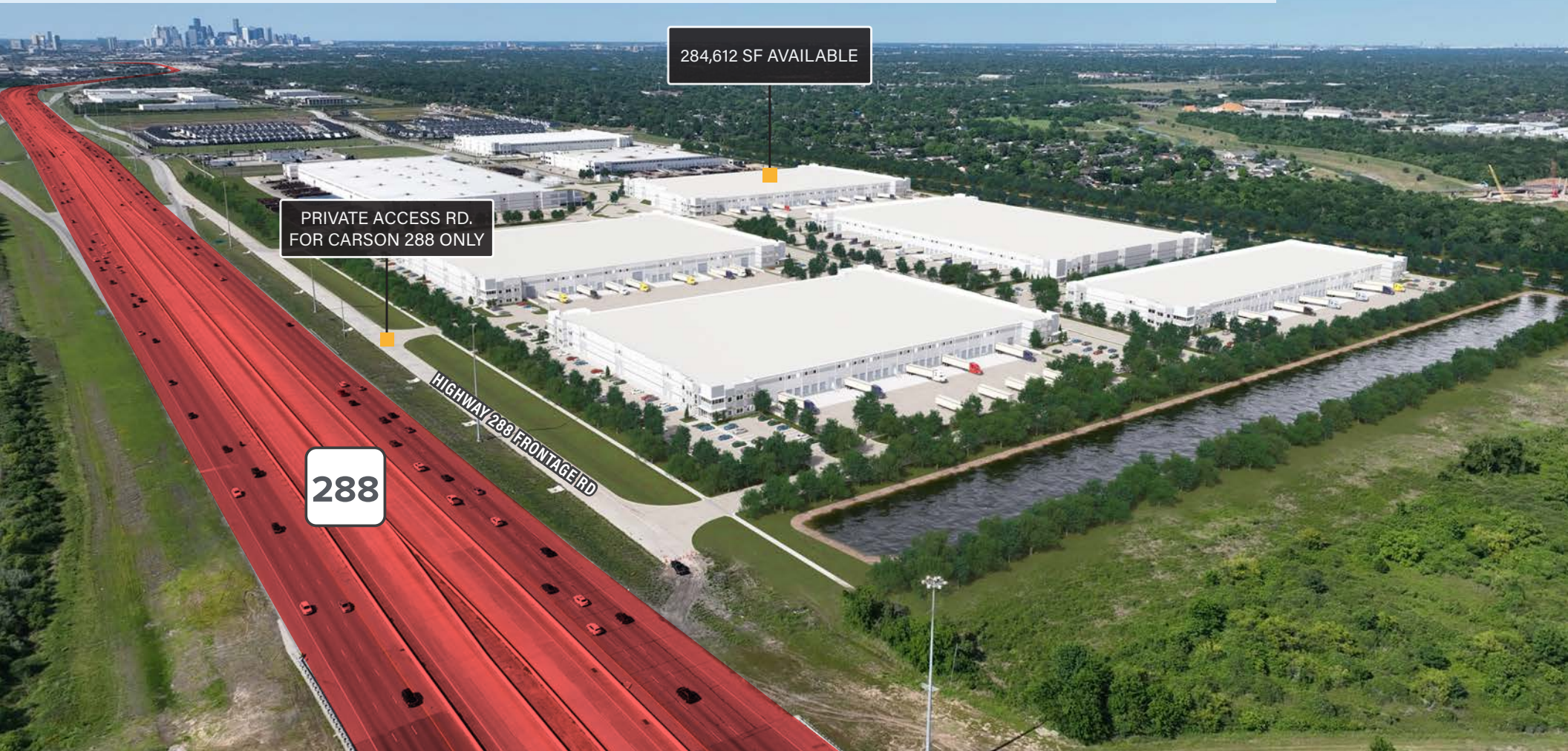
Highly Advantageous
Tax Rate at 2.19%

80K+

80,242 daytime
population within a
10 minute radius

28 Miles

Two of Houston's major
ports within 28 miles
of the site





For more information, contact the leasing team:

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