

# STOTAN CROSSINGS 45

711 RANKIN ROAD  
HOUSTON, TX 77073



±345,286 SQUARE FEET

# FOR SALE OR LEASE

 **STOTAN CBRE**

# BUILDING DETAILS

Divisible to 170,000 SF

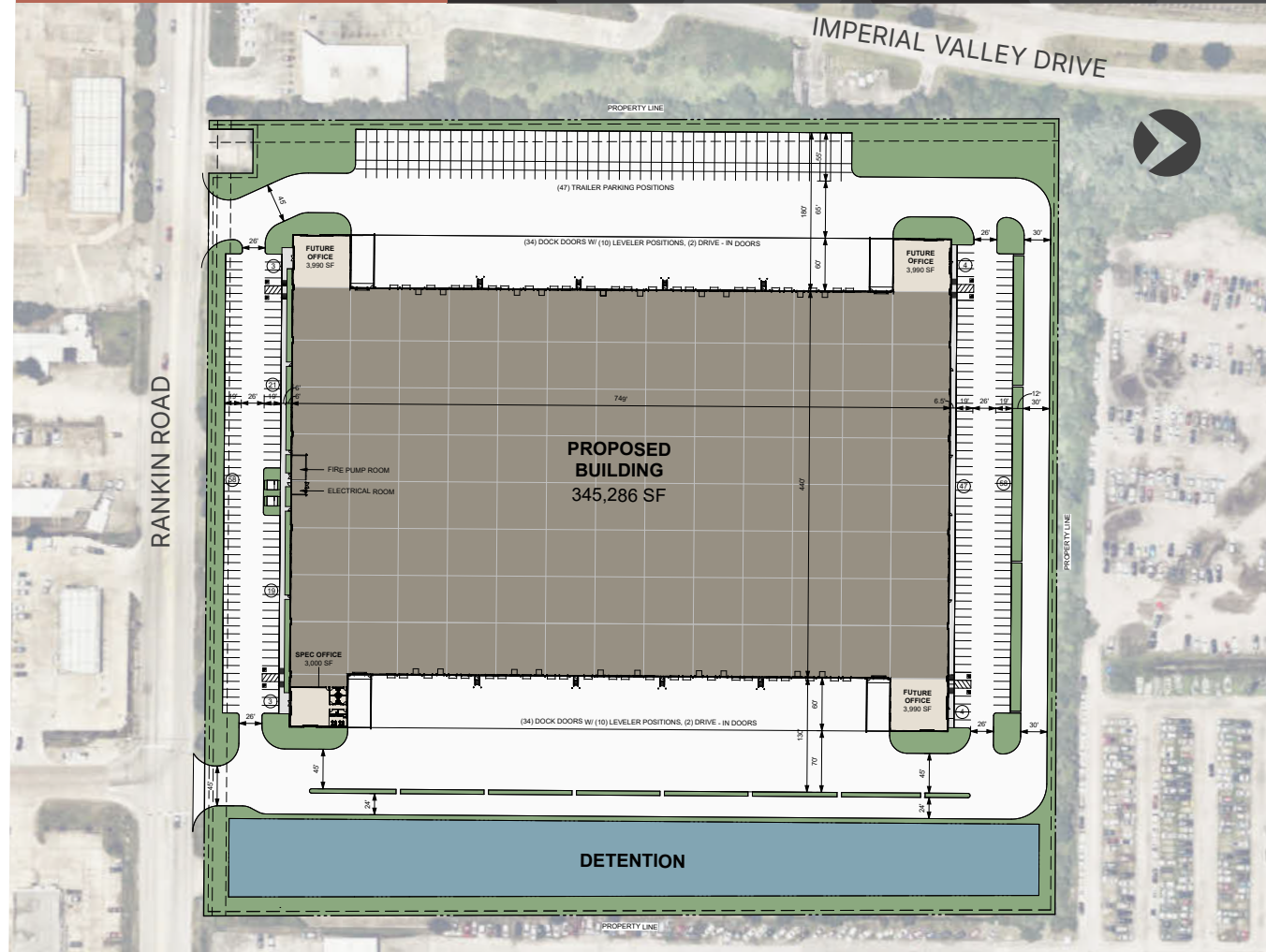
|                        |                  |
|------------------------|------------------|
| Available Space        | ±345,286 SF      |
| Spec Office            | ±3,000 SF        |
| Clear Height           | 36'              |
| Column Spacing         | 56'x53'4"        |
| Dock Doors             | 68               |
| Drive-In Doors         | 4                |
| Trailer Parking Spaces | 47               |
| Car Parking Spaces     | 217              |
| Electrical Service     | Up to 8,000 amps |
| Sprinkler              | ESFR             |
| Slab Thickness         | 7"               |
| Speed Bays             | 60'              |
| Configuration          | Cross Dock       |
| Building Depth         | 440'             |
| Pit Levelers           | (20) 40,000 lb   |
| Lighting               | LED Warehouse    |

## STOTAN CROSSINGS 45

**Stotan Crossings 45** is a premier, Class-A, 345,286 SF cross dock strategically located in North Houston between I-45 and Hardy Toll Road. With easy access to major highways, high-efficiency design, and up to 8,000 amps of power, this building is well-suited for users with advanced operational requirements.

### OFFICE PLANS

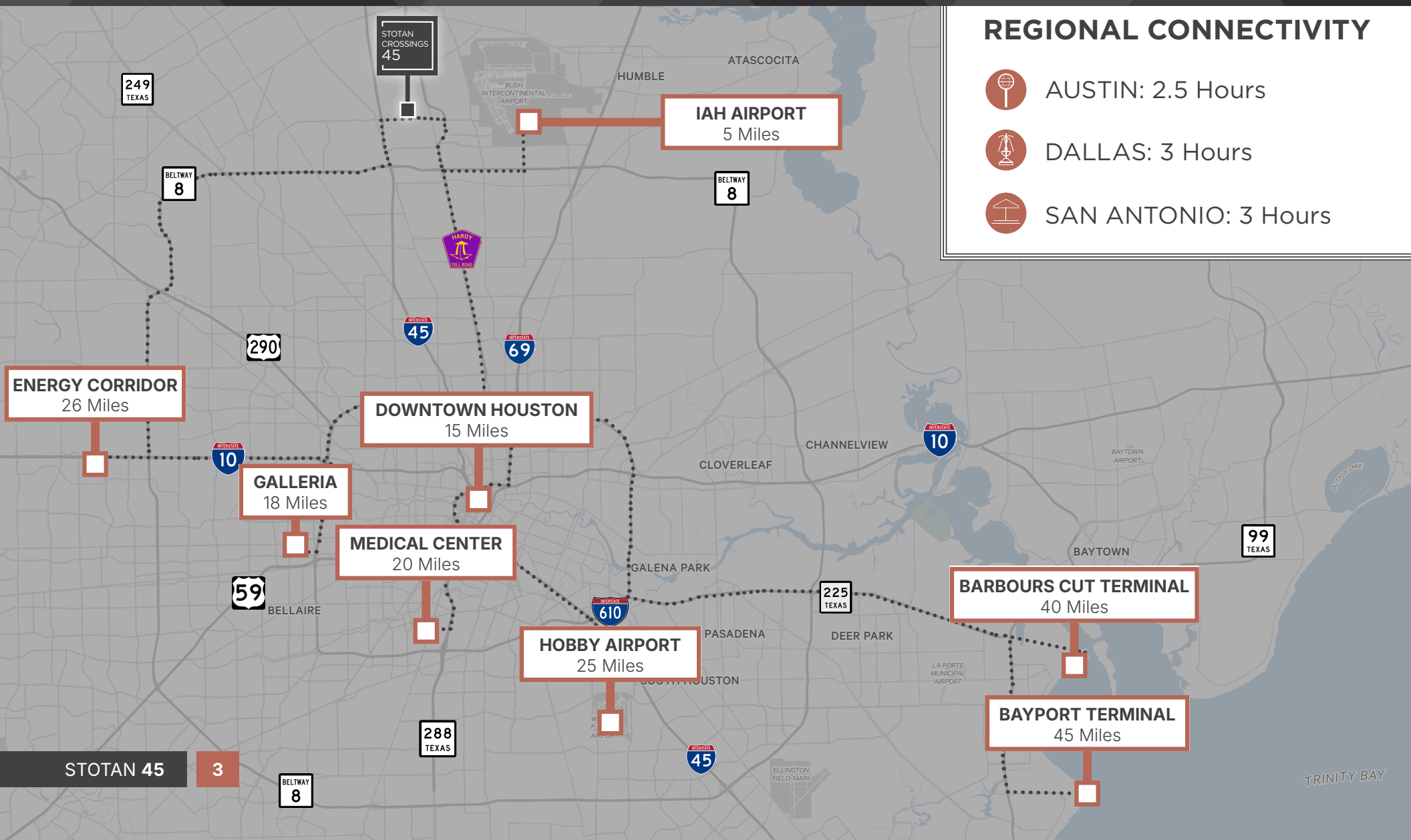
### DELIVERING Q2 2027





# REGIONAL CONNECTIVITY

Direct connectivity to the metro's key routes with seamless inbound and outbound movement from day one. Positioned within three miles of three major transportation corridors (I-45, Hardy Toll Rd, Beltway 8), the site offers efficient routing, adaptable commute options, and dependable day-to-day access to the broader market.



## REGIONAL CONNECTIVITY



AUSTIN: 2.5 Hours



DALLAS: 3 Hours



SAN ANTONIO: 3 Hours



# STOTAN CROSSINGS 45

**CBRE**

**JASON DILLEE**

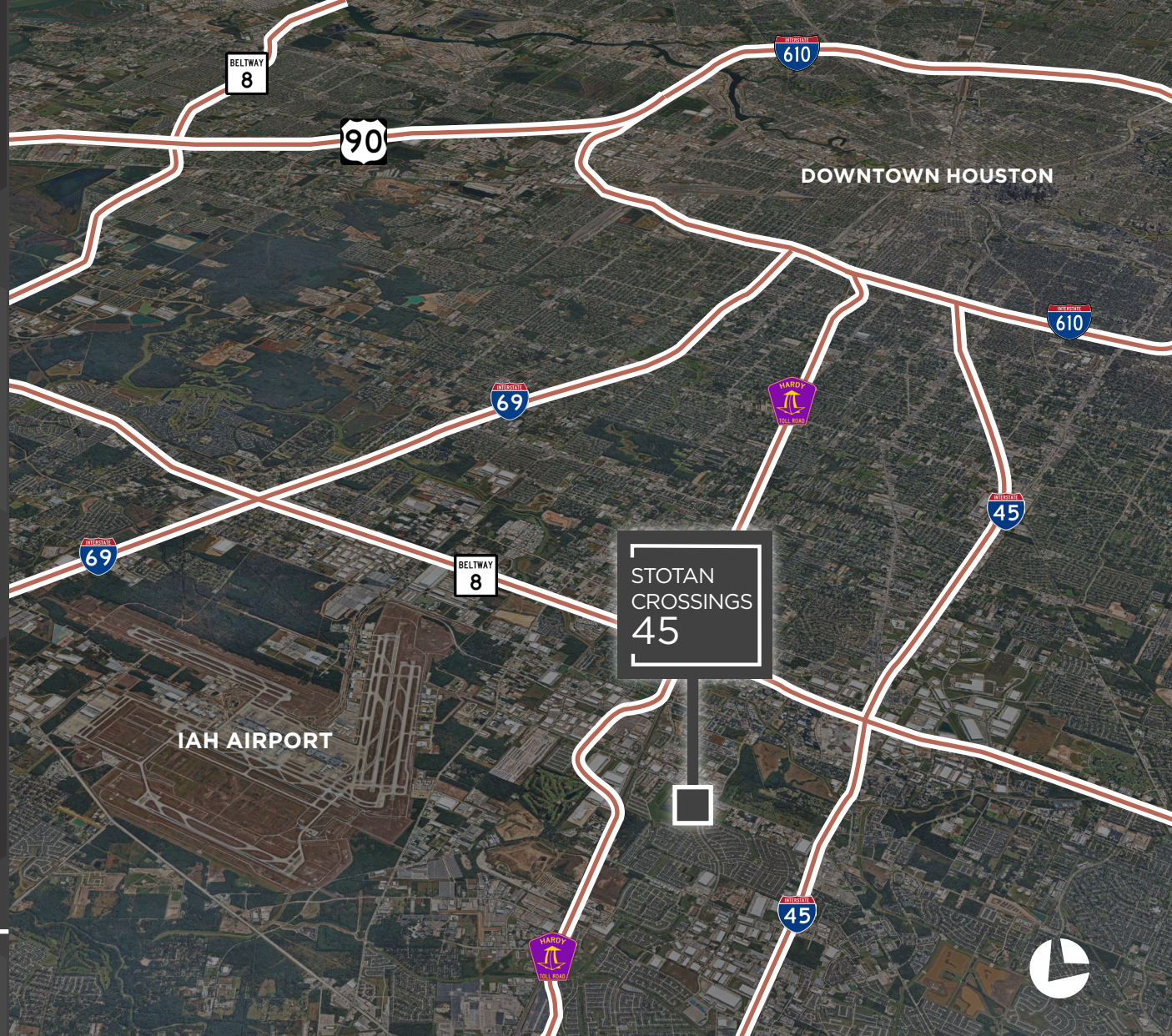
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