

CARSON²⁸⁸

Building G



±144,879 SF FRONT LOAD AVAILABLE

2920 AIRPORT BLVD | HOUSTON, TX

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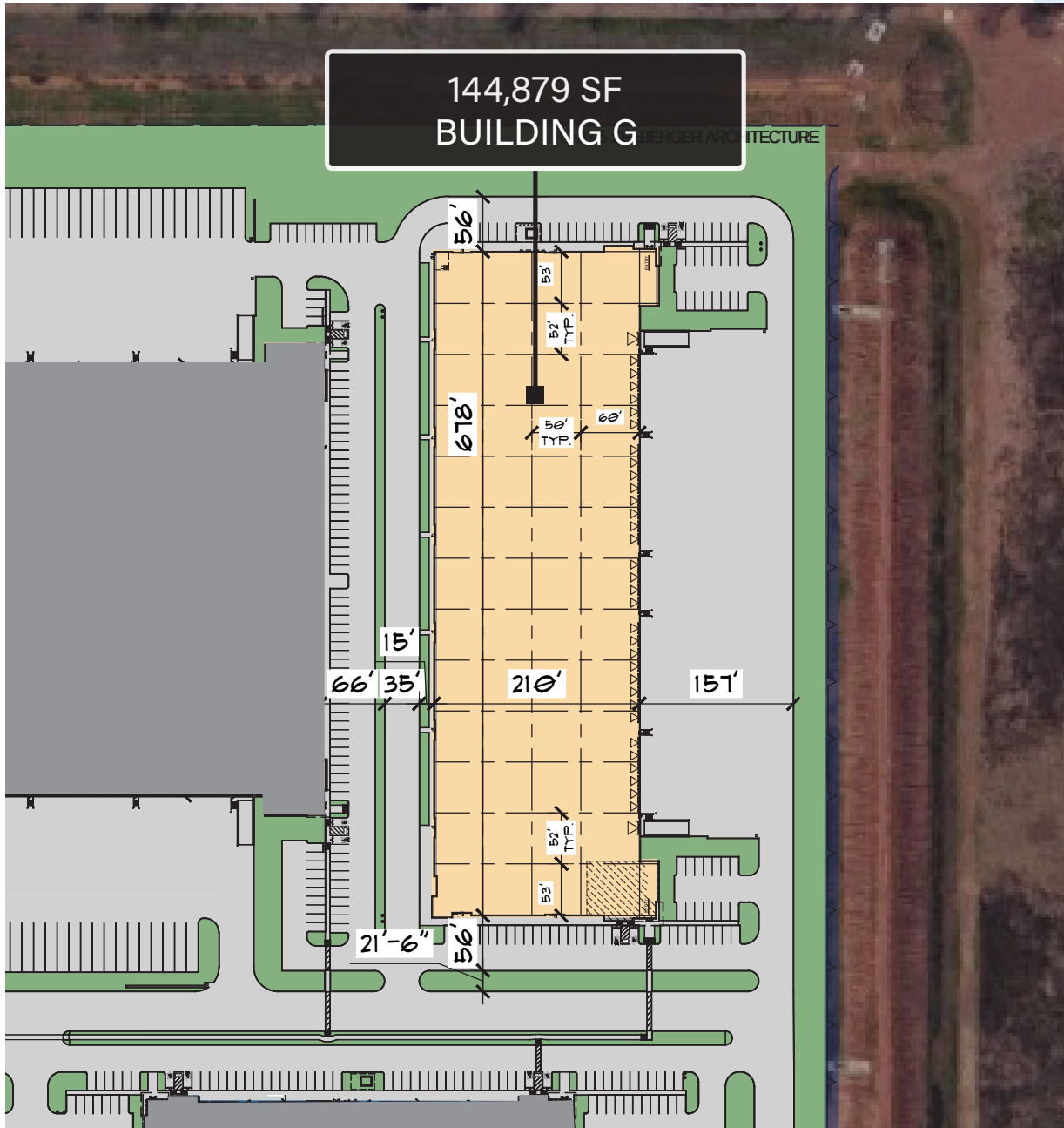
RICHARD QUARLES

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PROJECT OVERVIEW



BUILDING SPECIFICATIONS

TOTAL SF AVAILABLE:
±144,879 SF

SPEC OFFICE SIZE:
±4,205 SF

CONFIGURATION:
Front Load

CLEAR HEIGHT:
32'

BUILDING DEPTHS:
678' x 210'

COLUMN SPACING:
52' x 50'

DOCK DOORS:
32 (9' x 10')

DRIVE-IN RAMPS:
2 (12' x 14')

PARKING SPACES:
85 Spaces

SPRINKLER:
ESFR

TRUCK COURT:
157'

ADDITIONAL INFO:
Truck Courts Fenced and Gated

LOCATION ATTRIBUTES

AMENITIES
Competitive Tax Rate at 2.19%

VISIBILITY & ACCESS
Direct access and frontage on 288

144,879 SF
FRONT LOAD

157' TRUCK COURT

35' PRIVATE STREET

40' PRIVATE STREET

±4,205 SF
SPEC OFFICE

2 (12' X 14') DRIVE-IN
RAMPS

52' 51'-6"

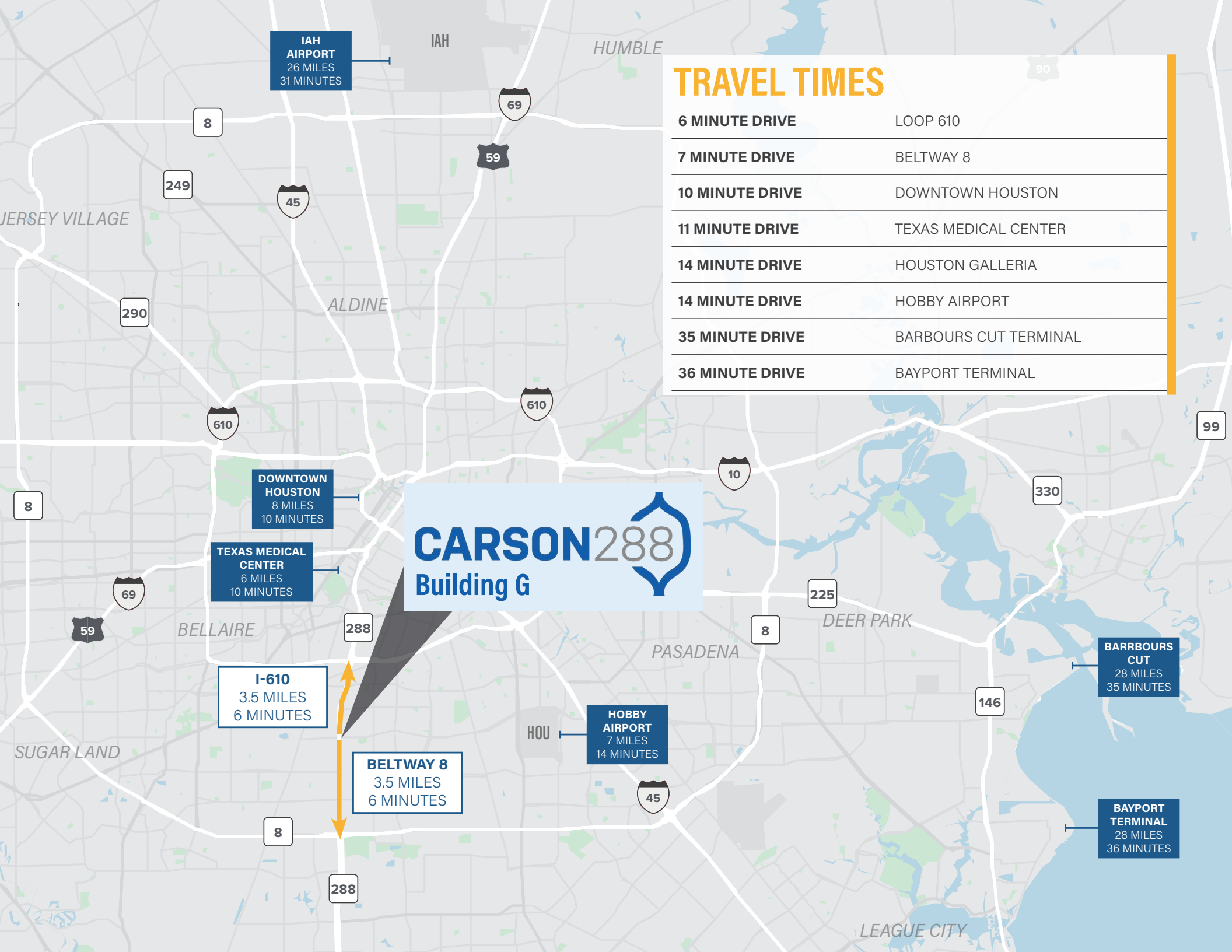
52' 51'-6"

50' 60'

15' 210'

68'

[illegible]



IAH AIRPORT
26 MILES
31 MINUTES

IAH

HUMBLE

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

DOWNTOWN HOUSTON
8 MILES
10 MINUTES

TEXAS MEDICAL CENTER
6 MILES
10 MINUTES

CARSON288
Building G

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



PRIVATE ACCESS RD.
FOR CARSON 288 ONLY

144,879 SF AVAILABLE



For more information, contact the leasing team:

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