



**CUSHMAN &  
WAKEFIELD**



# **INDEPENDENCE LOGISTICS PARK**



**90,000 SF AVAILABLE FOR LEASE**

**10051 PORTER ROAD | SUITE 100**

**LA PORTE, TX**

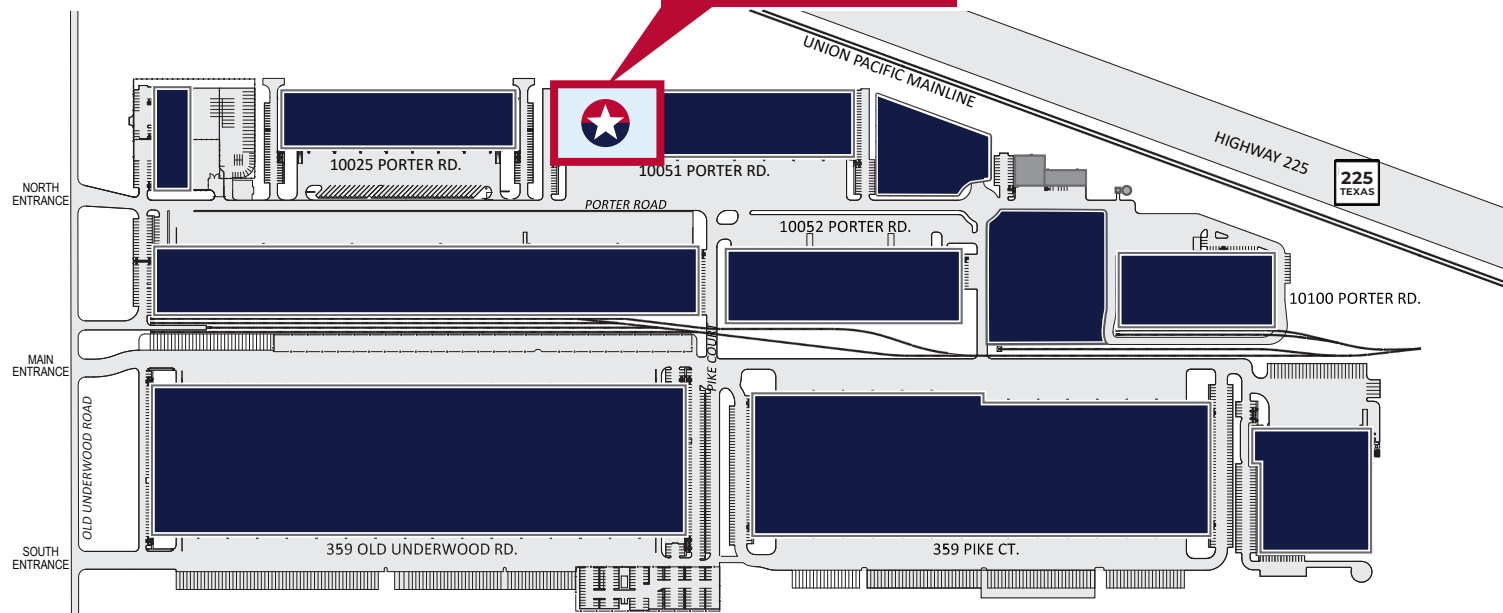
# PROPERTY HIGHLIGHTS

- 90,000 SF Total
- ±7,875 SF Office
- ±82,125 SF Warehouse
- 32' Clear Height
- Twenty-three (23) Dock-High Loading Doors
- One (1) Oversized Drive-in Ramp / Door (14'h x 12'w)
- One (1) Standard-sized Drive-in Ramp / Door
- ESFR Sprinkler System
- 150' Truck Court
- Partially Fenced and Secured Truck Court
- Ability to Secure Additional Outdoor Storage on Truck Court and/or Parking Area
- End-cap Space with 86 Parking Spots
- Prominent Signage Available, Visible from Highway 225
- 400A Electrical Service

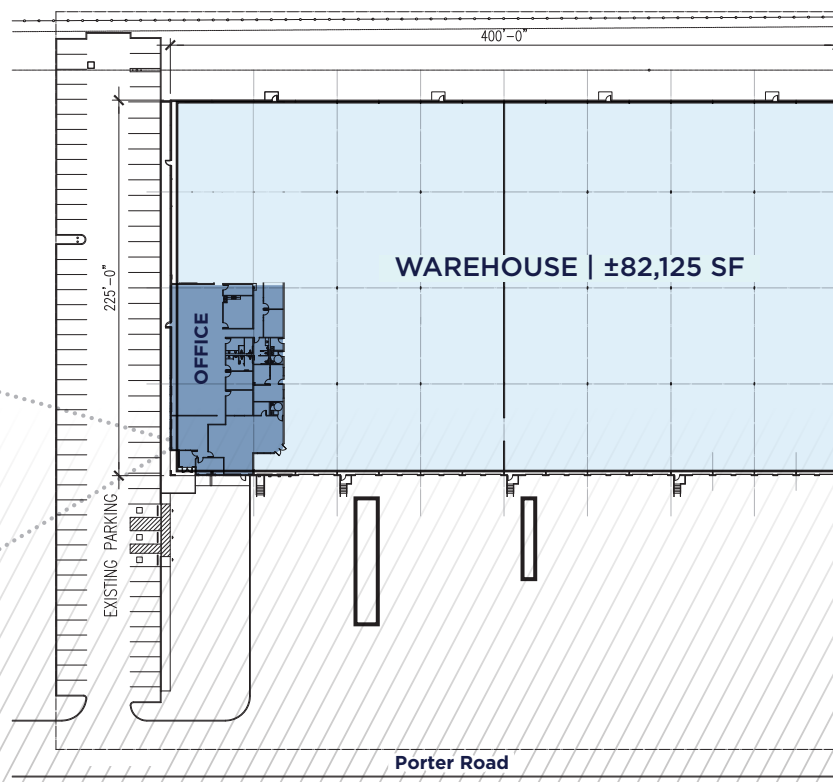
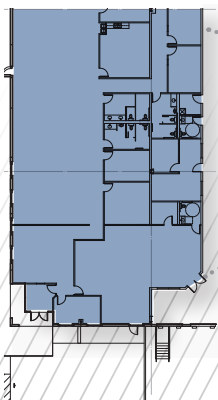


# SITE PLAN | FLOOR PLANS

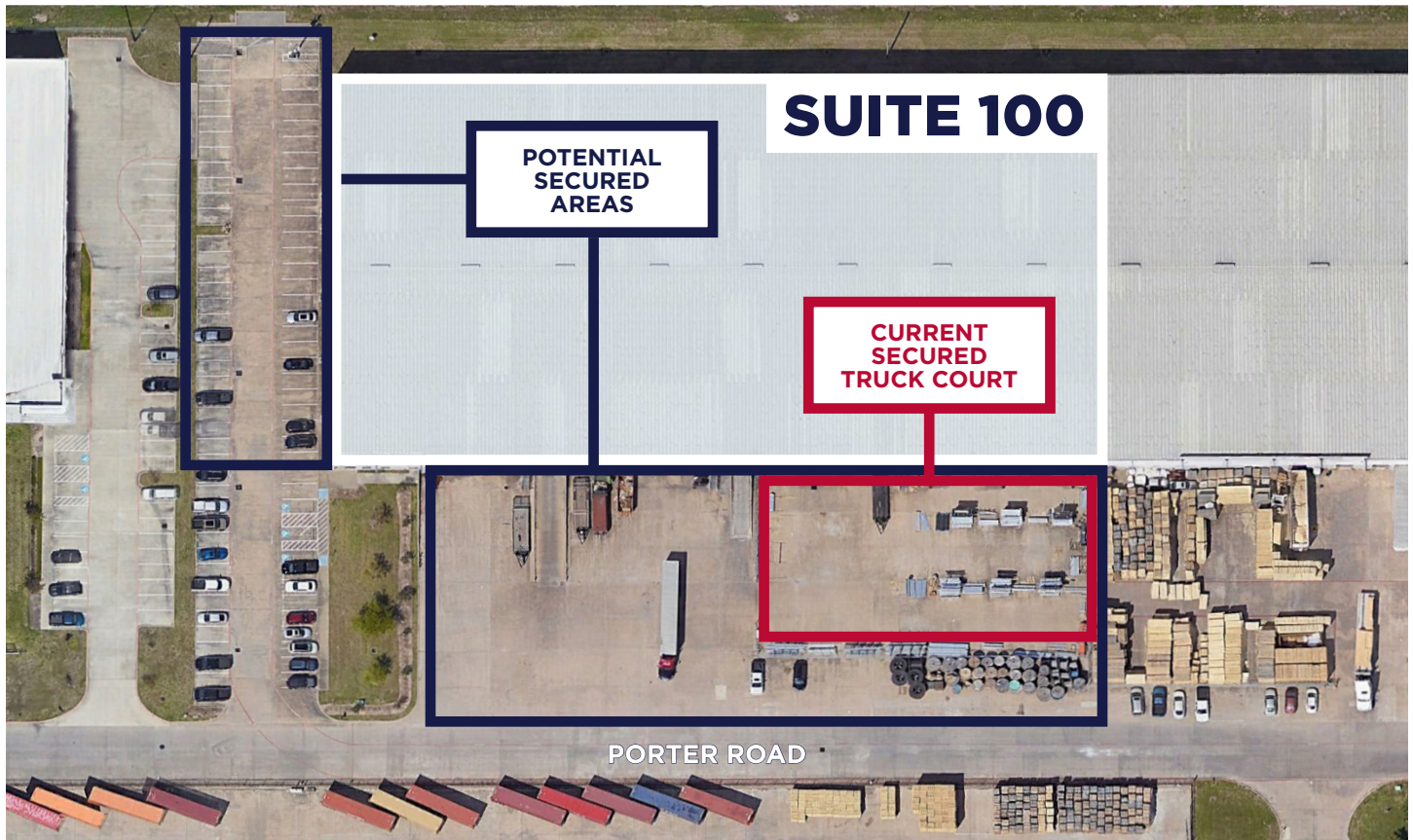
**SUITE 100**  
**90,000 SF**



**OFFICE PLAN | ±7,875 SF**



# TRUCK COURT | INTERIOR PHOTOS



# AREA MAP | MAJOR ACCESS POINTS



**BARBOURS CUT** | **6 MILES**

**DOWNTOWN** | **20 MILES**

**BAYPORT** | **12 MILES**

**HOBBY AIRPORT** | **15 MILES**

## CONTACT

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