



## INDEPENDENCE LOGISTICS PARK



**90,000 SF AVAILABLE FOR LEASE**

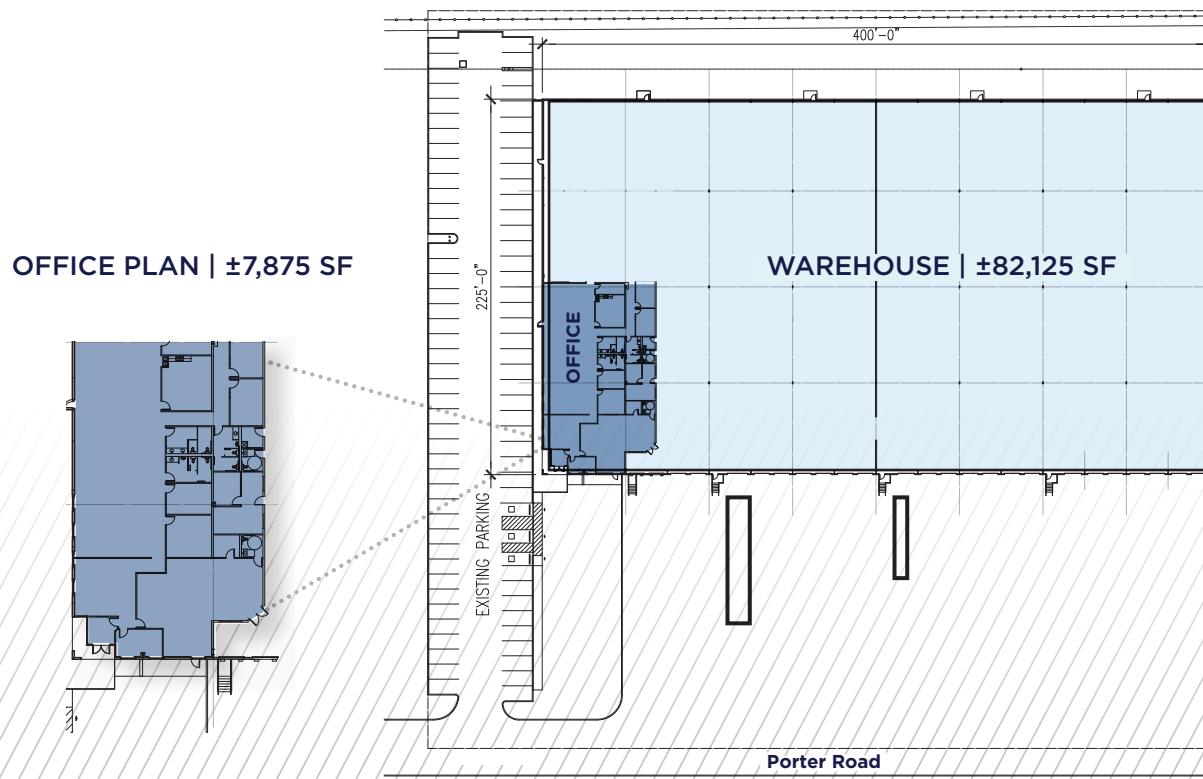
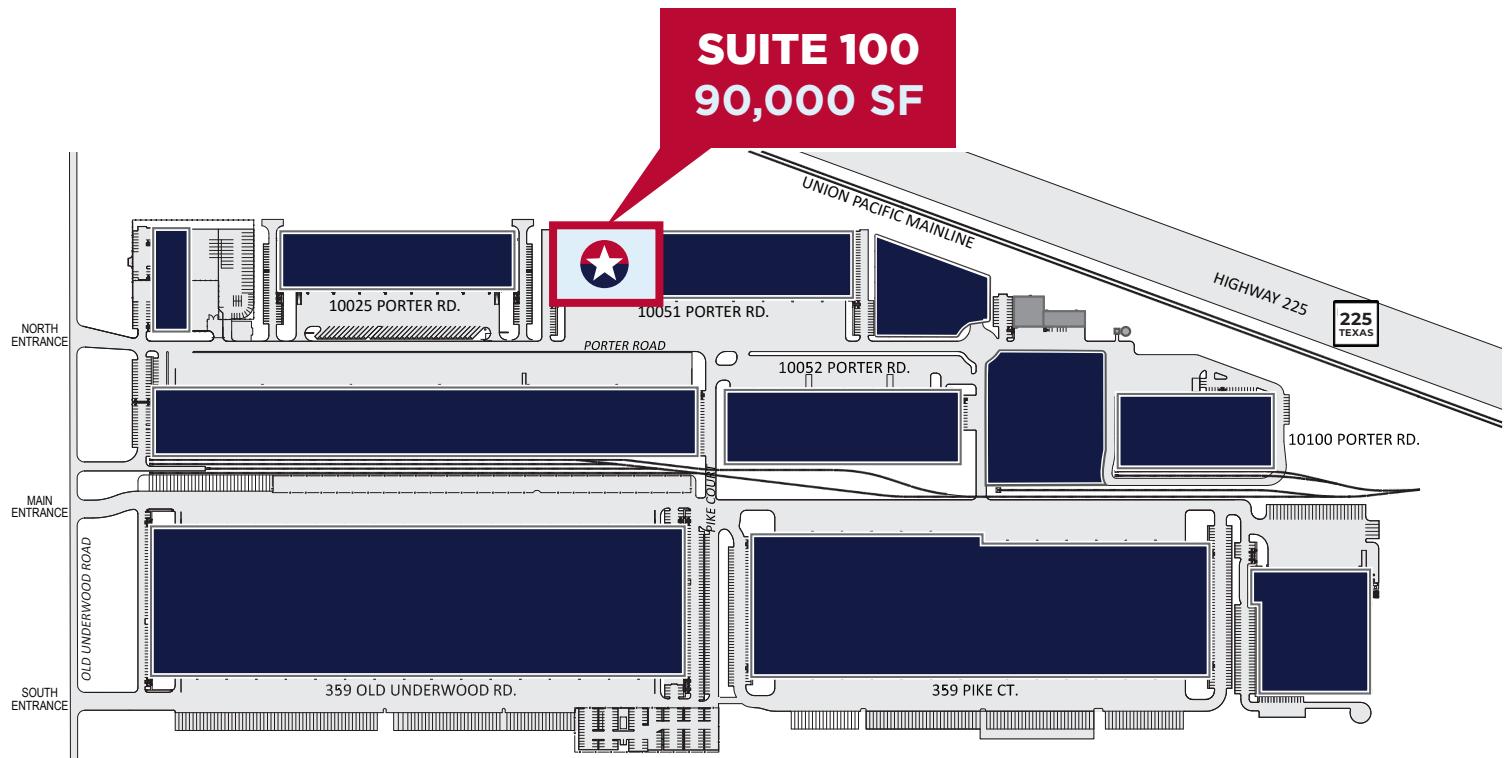
**10051 PORTER ROAD | SUITE 100**  
**LA PORTE, TX**

# PROPERTY HIGHLIGHTS

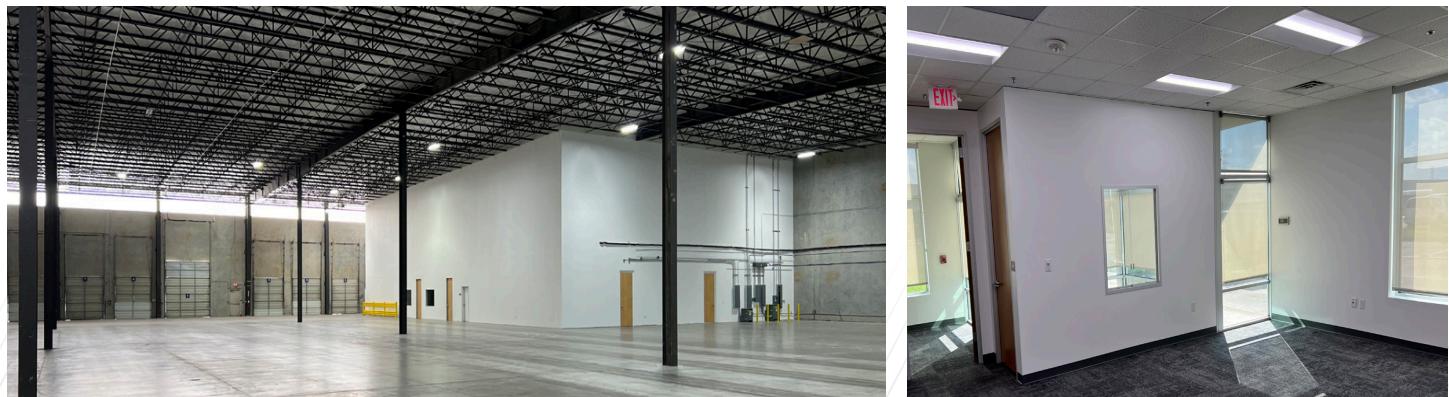
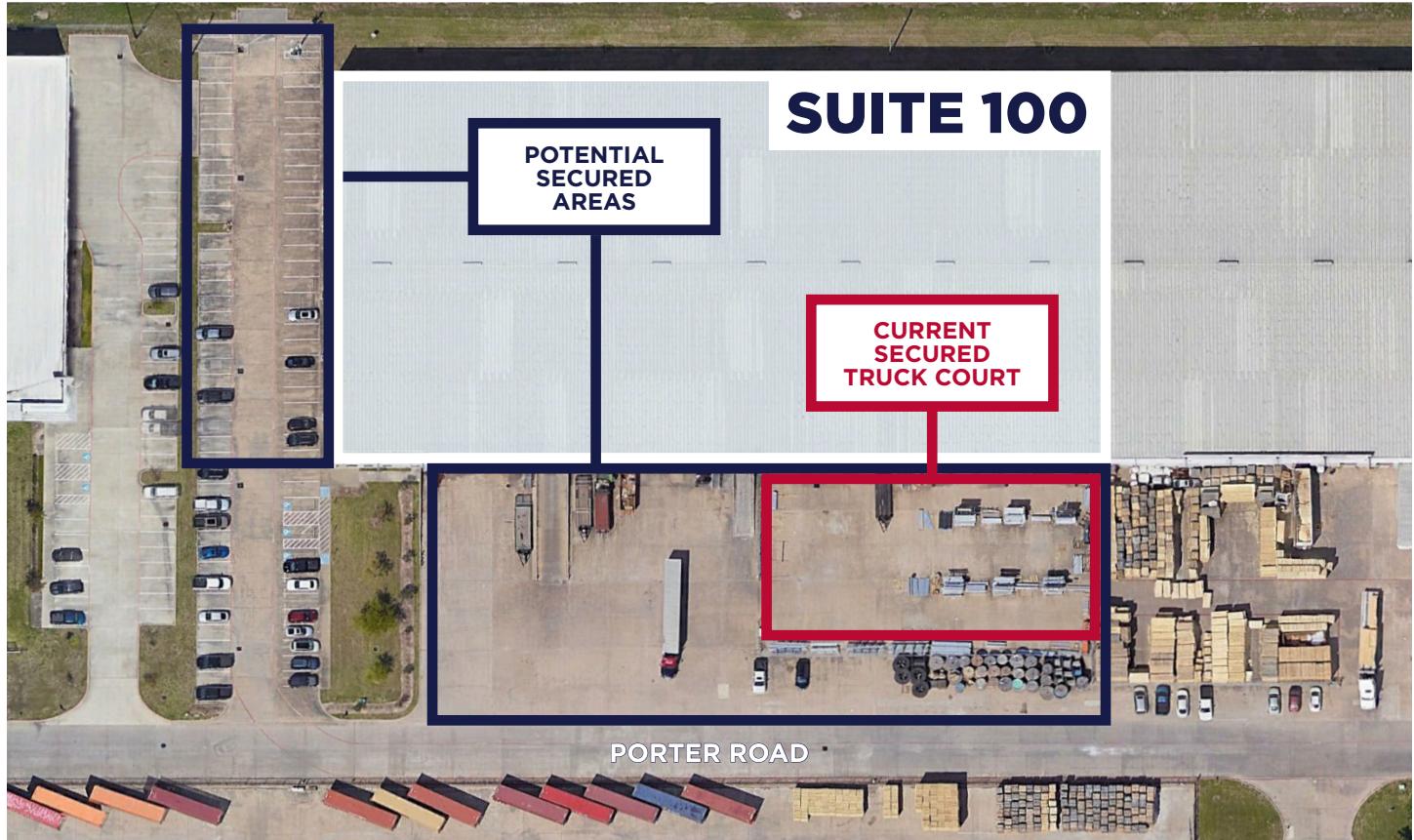
- 90,000 SF Total
- ±7,875 SF Office
- ±82,125 SF Warehouse
- 32' Clear Height
- Twenty-three (23) Dock-High Loading Doors
- One (1) Oversized Drive-in Ramp / Door (14'h x 12'w)
- One (1) Standard-sized Drive-in Ramp / Door
- ESFR Sprinkler System
- 150' Truck Court
- Partially Fenced and Secured Truck 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



# TRUCK COURT | INTERIOR PHOTOS



# AREA MAP | MAJOR ACCESS POINTS



**BARBOURS CUT**

**6  
MILES**

**DOWNTOWN**

**20  
MILES**

**BAYPORT**

**12  
MILES**

**HOBBY AIRPORT**

**15  
MILES**

## CONTACT

### KELLY A. LANDWERMAYER

Managing Director

+1 713 249 4295

[kelly.landwermayer@cushwake.com](mailto:kelly.landwermayer@cushwake.com)

### DAVID MUNSON

Executive Managing Director

+1 832 545 8204

[david.munson@cushwake.com](mailto:david.munson@cushwake.com)

