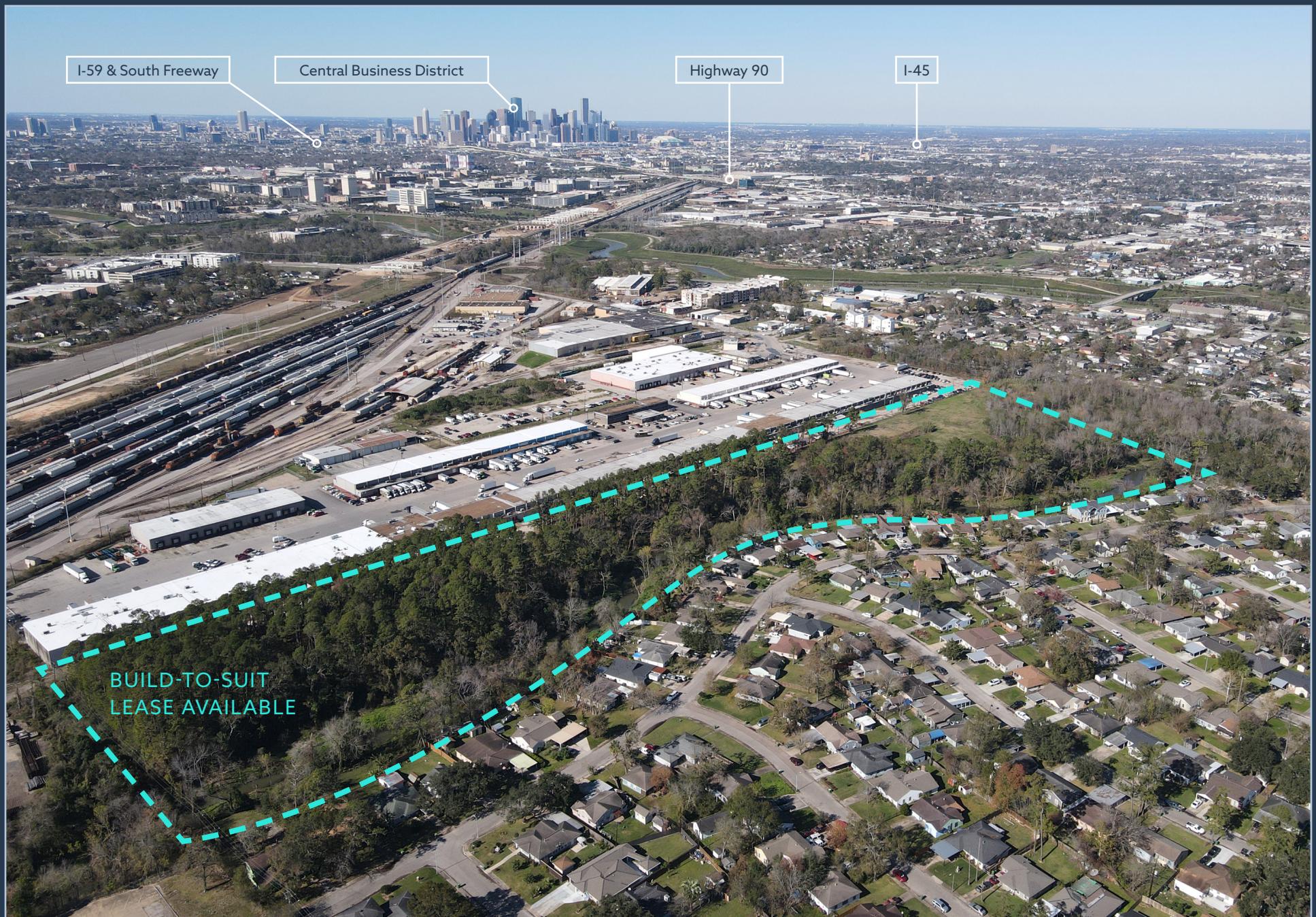


# Houston Produce Center

3175-3191 Produce Row  
Houston, TX 77023



# PROPOSED BUILDING

- 150,318 SF
  - 6,869 SF office
  - 35,074 SF cold dock
  - 95,424 SF cold storage
- 32 dock-high doors
- 1 drive-in ramp
- 100 auto parking
- 55 trailer parking
- 40' clear height
- 135' truck court size
- 55' x 55' column spacing
- 60' x 55' speed bay spacing



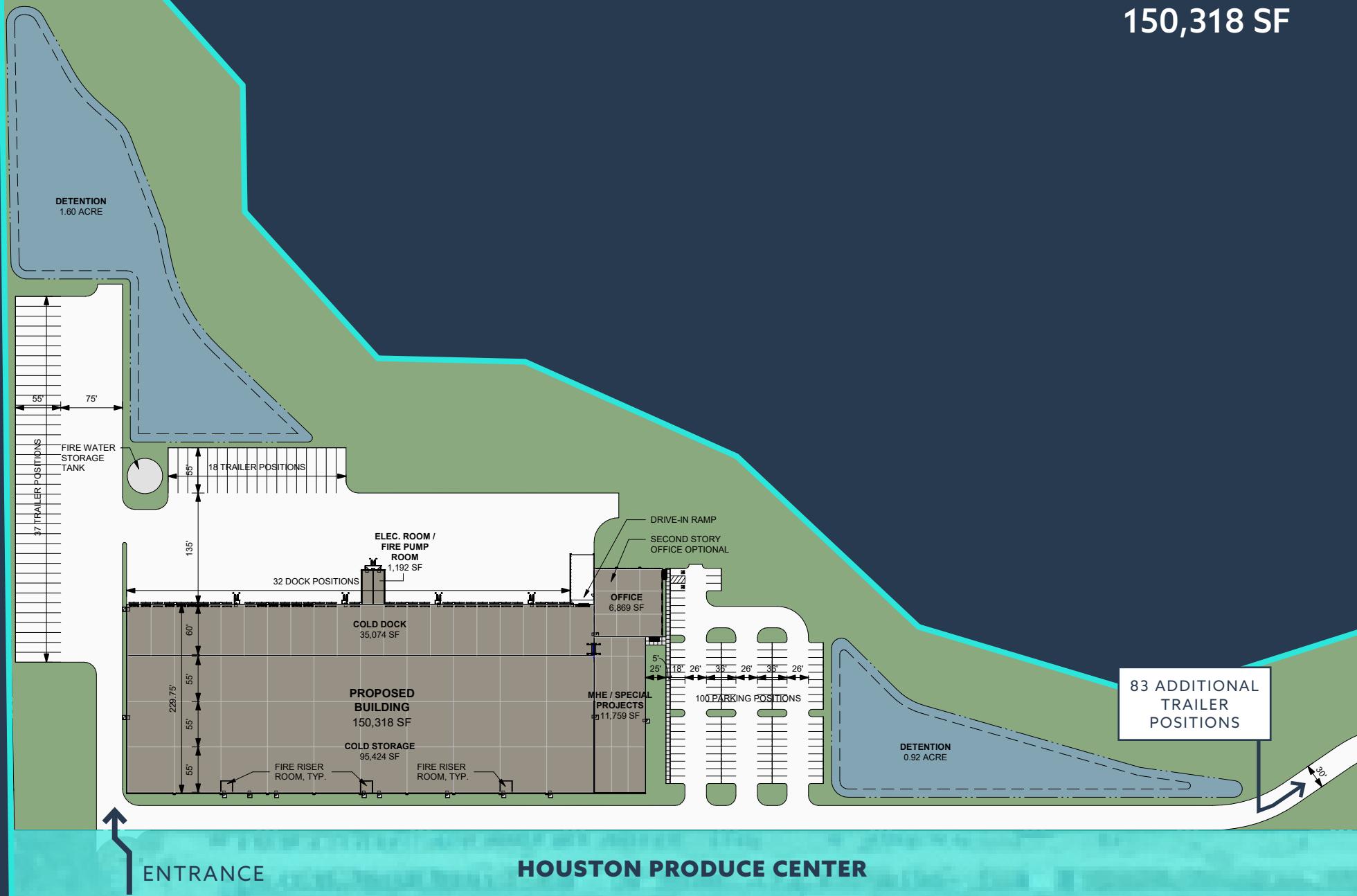
**TYLER MANER**  
tmaner@streamrealty.com  
T: 713.300.0321

**WOODY HILLYER**  
woody.hillyer@streamrealty.com  
T: 713.300.0271

**WILL MASON**  
will.mason@streamrealty.com  
T: 713.300.0279

# PROPOSED BUILDING

150,318 SF



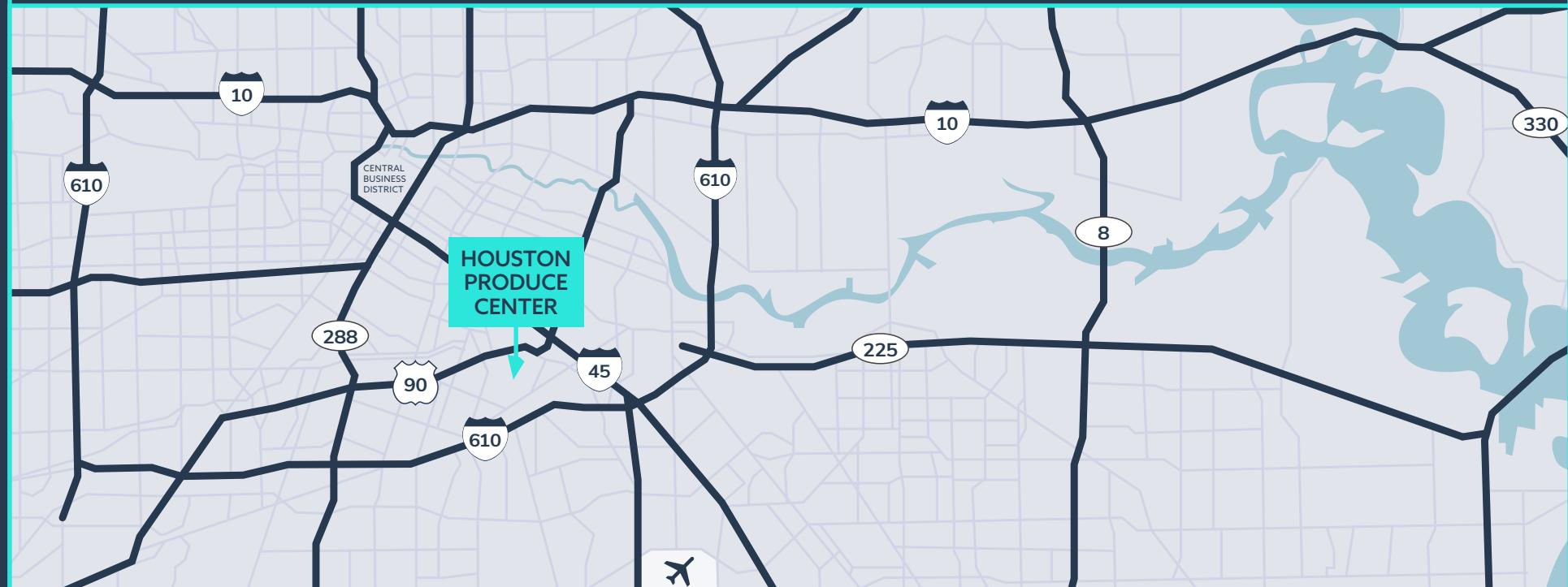
# ABOUT HOUSTON PRODUCE CENTER

*Convenient access to a strong, captive workforce ensures efficient staffing opportunities*

- Strategically located near major thoroughfares for seamless connectivity
- Proximity to Hobby Airport and the Port of Houston, enhancing logistics and transportation
- Features a focus on best-in-class existing credit tenants for a stable business environment
- Promotes a sense of community through product exchange within the business park



## LOCATION



### PROXIMITY TO MAJOR THOROUGHFARES

**0.6 MILES**  
HIGHWAY 90

**1.7 MILES**  
I-45

**2.6 MILES**  
LOOP 610

**6.3 MILES**  
HIGHWAY 59

**6.4 MILES**  
HIGHWAY 288



TYLER MANER  
[tmaner@streamrealty.com](mailto:tmaner@streamrealty.com)  
T: 713.300.0321

WOODY HILLYER  
[woody.hillyer@streamrealty.com](mailto:woody.hillyer@streamrealty.com)  
T: 713.300.0271

WILL MASON  
[will.mason@streamrealty.com](mailto:will.mason@streamrealty.com)  
T: 713.300.0279