

MESA

LOGISTICS CENTER

Up to ±225,120 SF Available READY FOR OCCUPANCY

6955 MESA DRIVE | HOUSTON, TEXAS 77028



Leasing by:



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A development by:



**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**
Part of TheJohnsonGroup

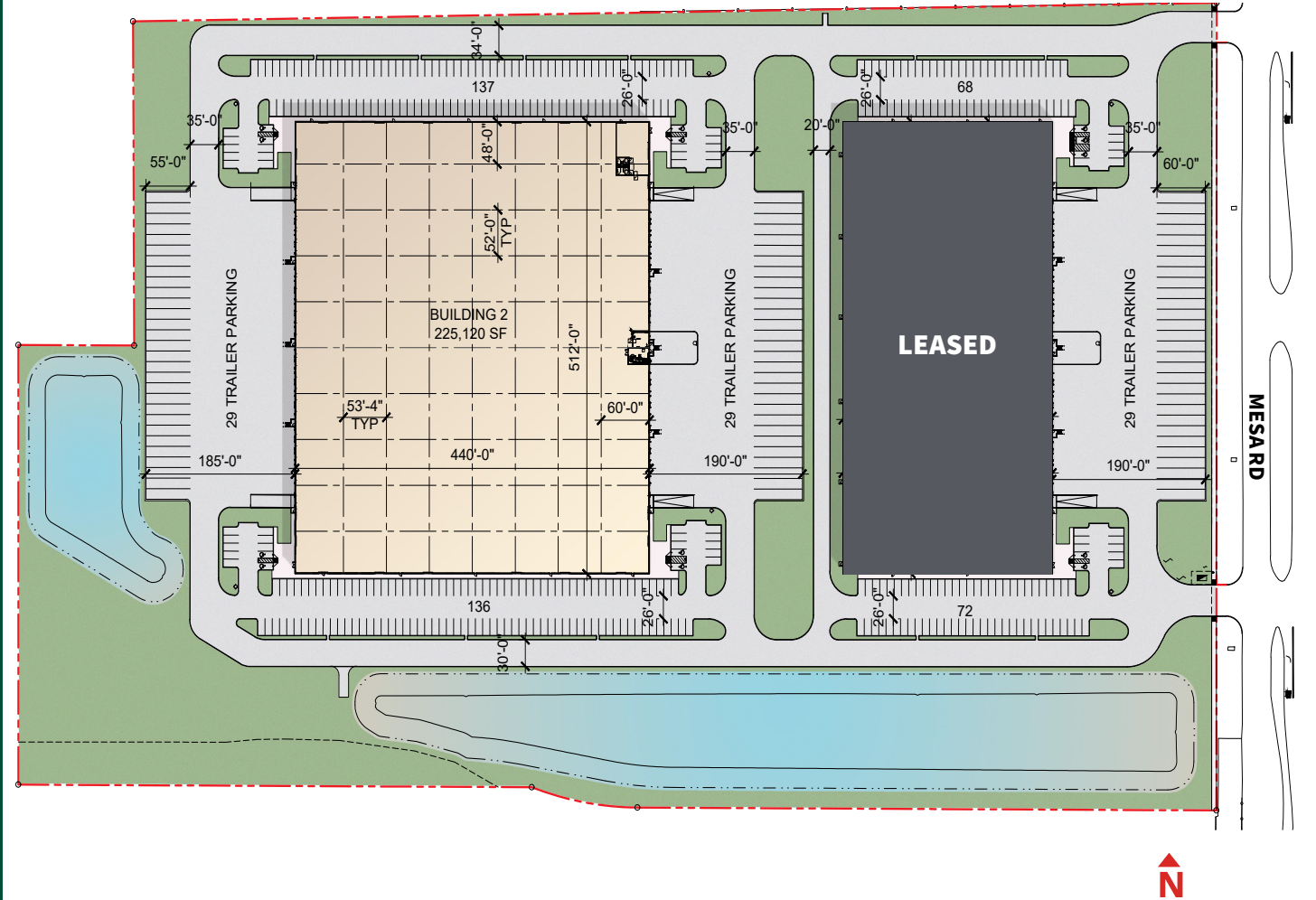
Development Specifications:

DEVELOPMENT SPECIFICATIONS & FEATURES

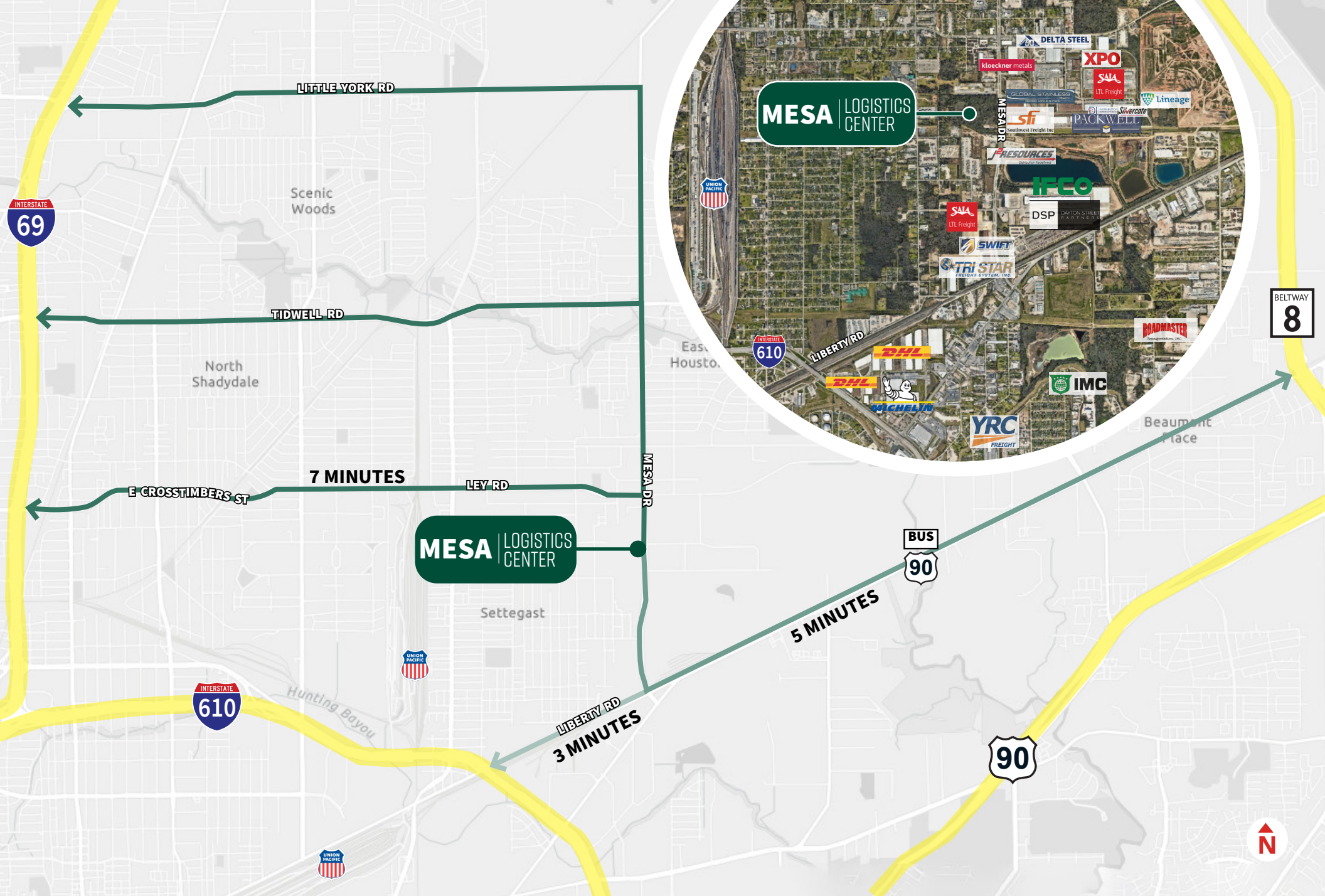
Building 1 - LEASED

Building 2

- ±225,120 SF Available
- ±2,500 SF Spec Office
- Cross Dock Configuration
- 25' FC LED Warehouse Lighting on 15' Whips
- Drive-in Doors: (4) 14' x 16'
- Dock Doors: (39) 9' x 10'
 - 40K lb. Mechanical levelers on every other door
- Trailer Parking: 58 Spaces
- Car Parking: 273 Spaces
- Clear Height: 32'
- Sprinkler: ESFR



Surrounding Area



WAREHOUSE INTERIOR



OFFICE INTERIOR



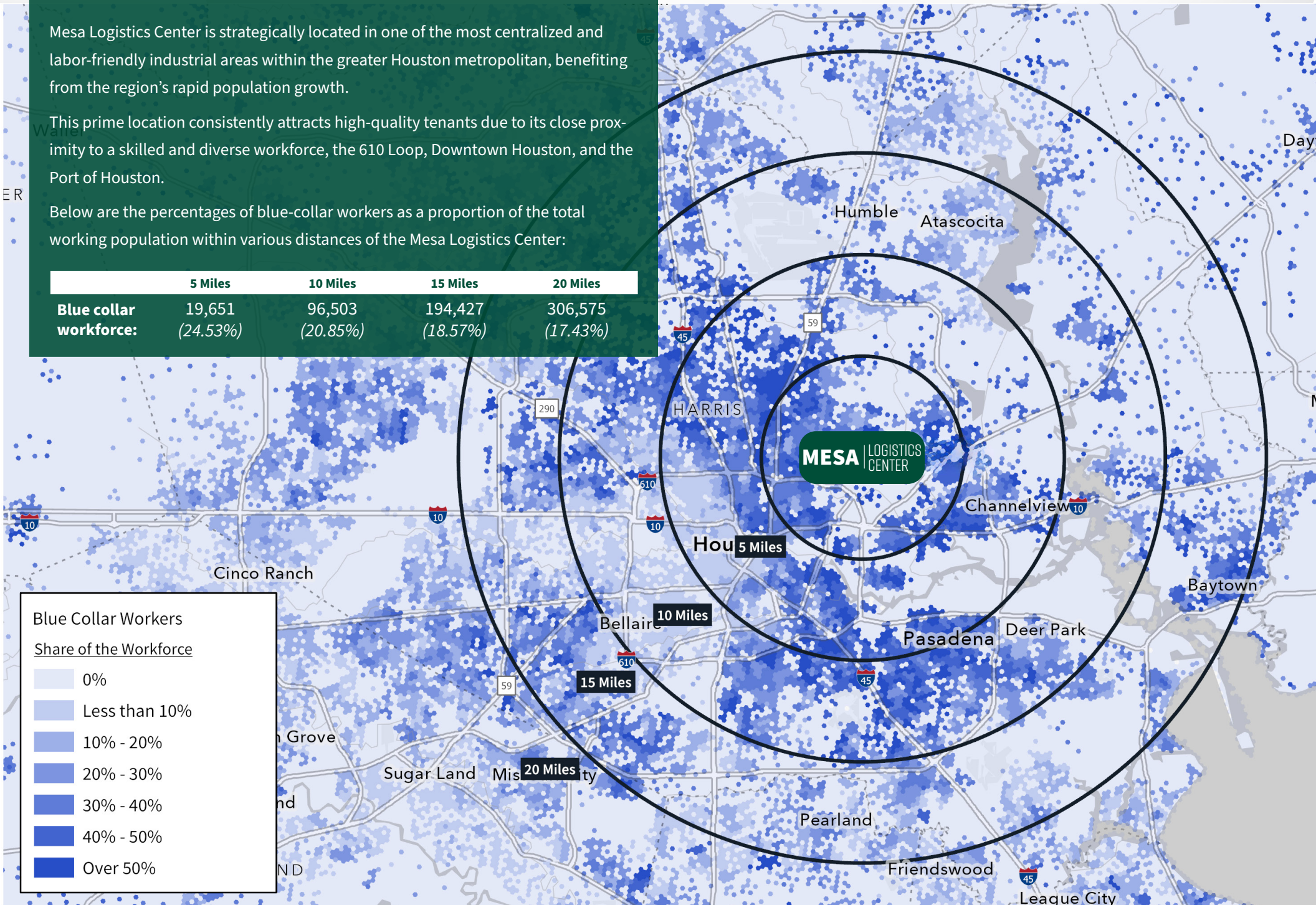
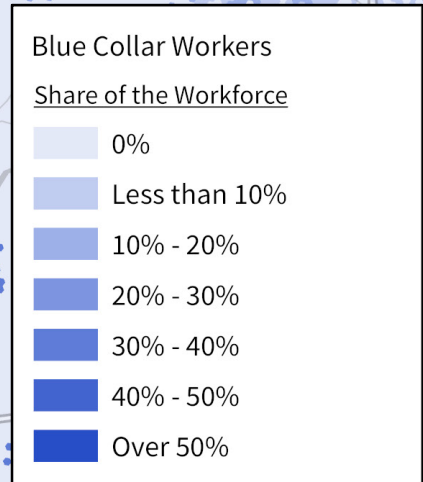
EXPANSIVE WORKFORCE

Mesa Logistics Center is strategically located in one of the most centralized and labor-friendly industrial areas within the greater Houston metropolitan, benefiting from the region's rapid population growth.

This prime location consistently attracts high-quality tenants due to its close proximity to a skilled and diverse workforce, the 610 Loop, Downtown Houston, and the Port of Houston.

Below are the percentages of blue-collar workers as a proportion of the total working population within various distances of the Mesa Logistics Center:

	5 Miles	10 Miles	15 Miles	20 Miles
Blue collar workforce:	19,651 (24.53%)	96,503 (20.85%)	194,427 (18.57%)	306,575 (17.43%)



STRATEGIC LOCATION

- Served by several major highways, including I-610, Hwy 90, US-59/I-69 and the Sam Houston Tollway, providing easy access to other parts of Houston and surrounding areas
- Located in Northeast Houston, this area is witnessing ongoing development & investment, with several new residential and commercial projects underway
- Located outside of the 500 Year Floor Plain

MESA | LOGISTICS CENTER

IAH
25 MIN

Highway 290
15 MIN

I-45
10 MIN

I-69
7 MIN

I-610
3 MIN

Beltway 8
5 MIN

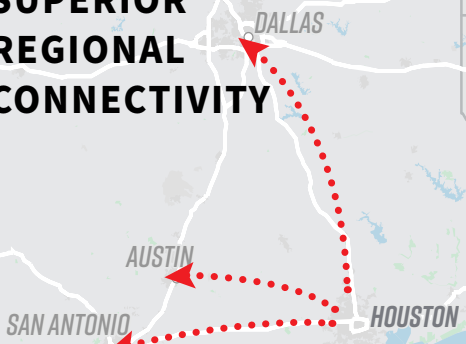
Grand Parkway
27 MIN

CBD
11 MIN

I-10
6 MIN

SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	174 mi	3.0 hrs	2.30MM
SA	206 mi	3.2 hrs	2.55MM
DAL	244 mi	3.5 hrs	7.75MM



Hobby Airport
13 MIN

Barbours Cut
25 MIN

Bayport Terminal
30 MIN