



EMPIRE WEST

32509

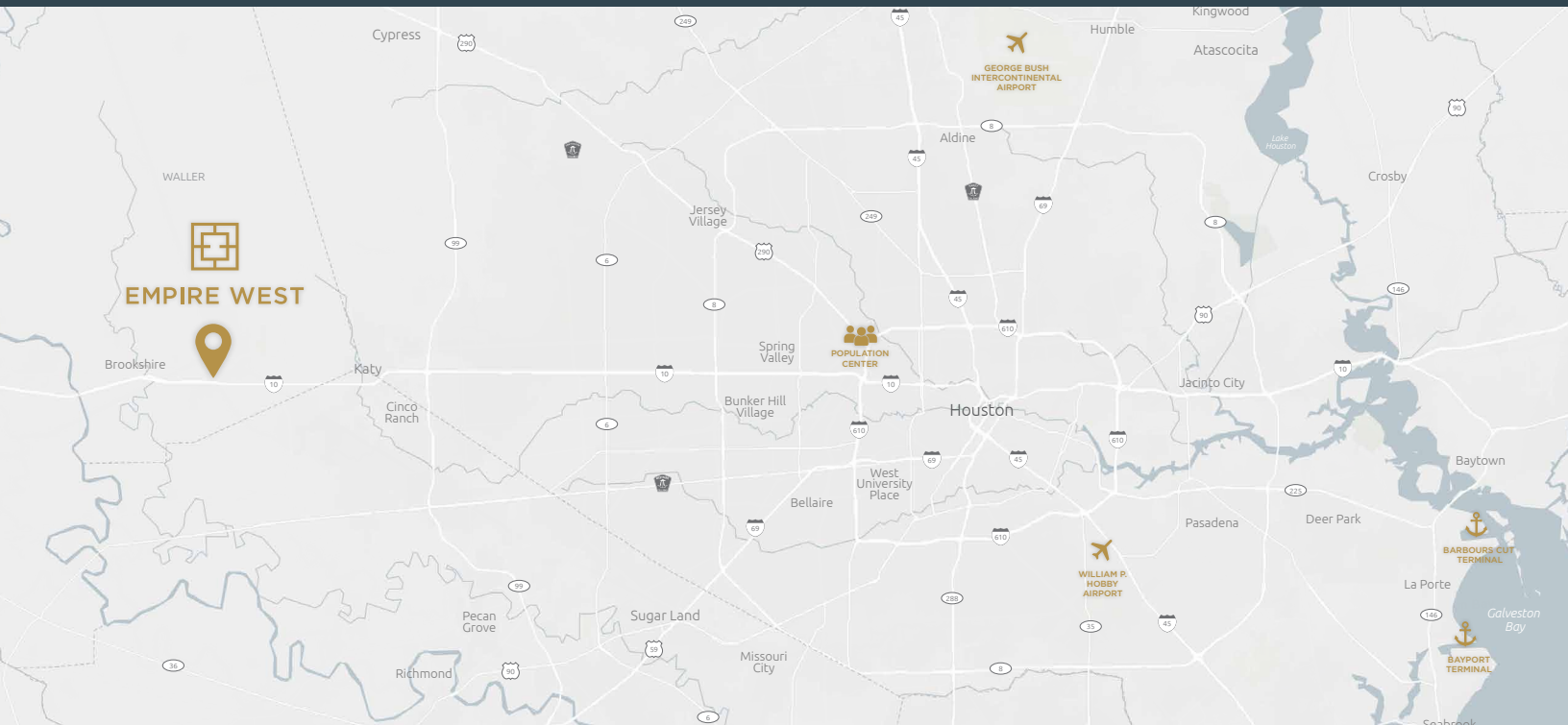
BUILDING 5 | 229,150 SF

360°  
VIRTUAL  
TOUR

CLICK TO VIEW



***The New Frontier.*** Synonymous with expansion and the abundance of opportunity, Empire West is a world-class industrial distribution development located 36 miles west of Houston, in Brookshire, Texas— between two major thoroughfares, Interstate 10 and Highway 90.



**FOR LEASING INFORMATION CONTACT**

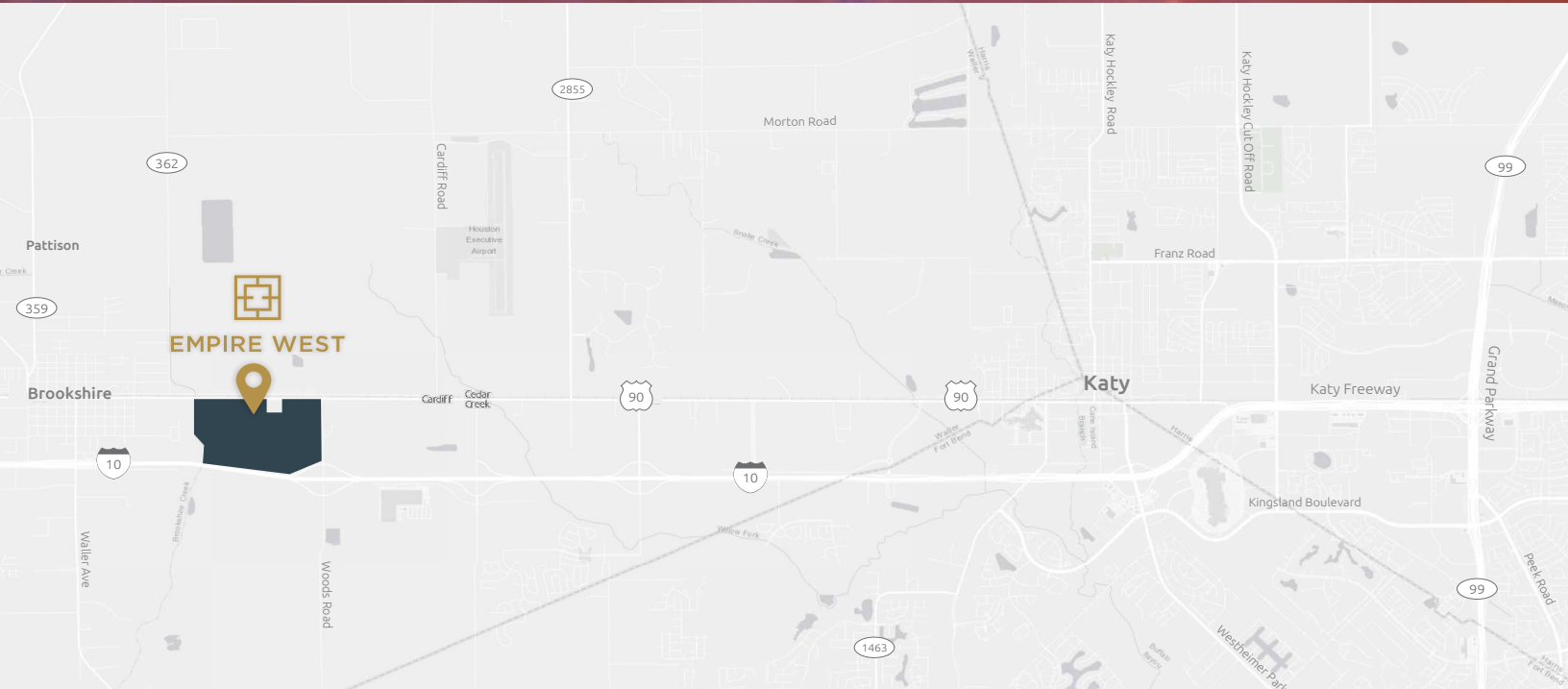
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# EMPIRE WEST

BUILDING 5 | 229,150 SF



## BUILDING 5 32509 US HWY 90 BUSINESS

- 229,150 SF
  - Divisible to 57,287 SF
  - 3,277 SF office
- Highway 90 frontage
- Cross-dock configuration
- 36' clear height
- ESFR sprinkler system
- Fully fenced and secured
- 300' building depth
- 56' x 45' column spacing
- 60' speed bay
- 72 dock-high doors / 4 ramps
- 180' truck court
- 102 trailer parking spaces
- 6" reinforced and sealed concrete slab
- 71.2 FF / 51.2 FL
- R-9, 60 mil TPO roof
- Control joints caulked
- 2000 amp pad mounted transformer
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500 Year Flood Plan (Unshaded Zone X)

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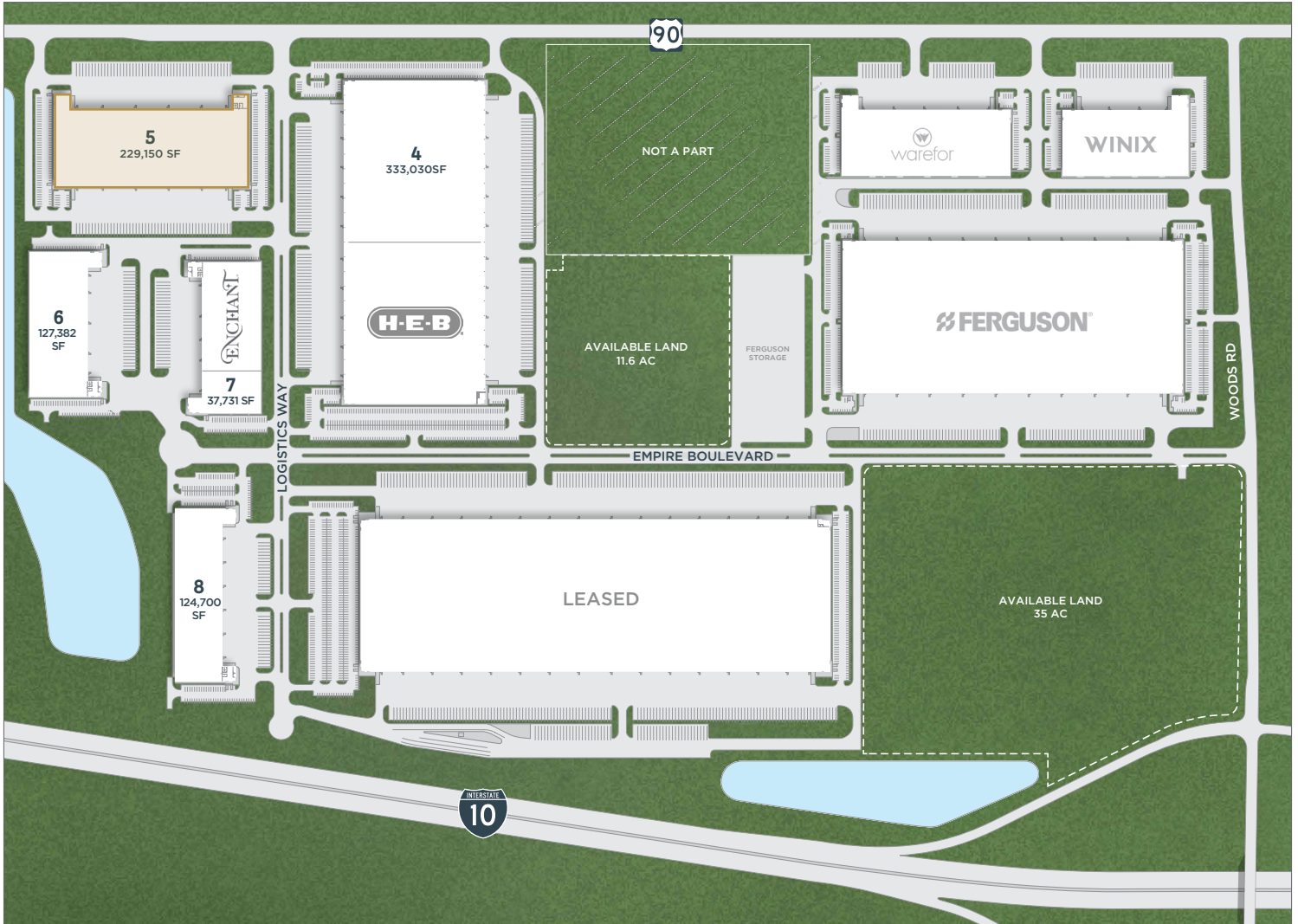
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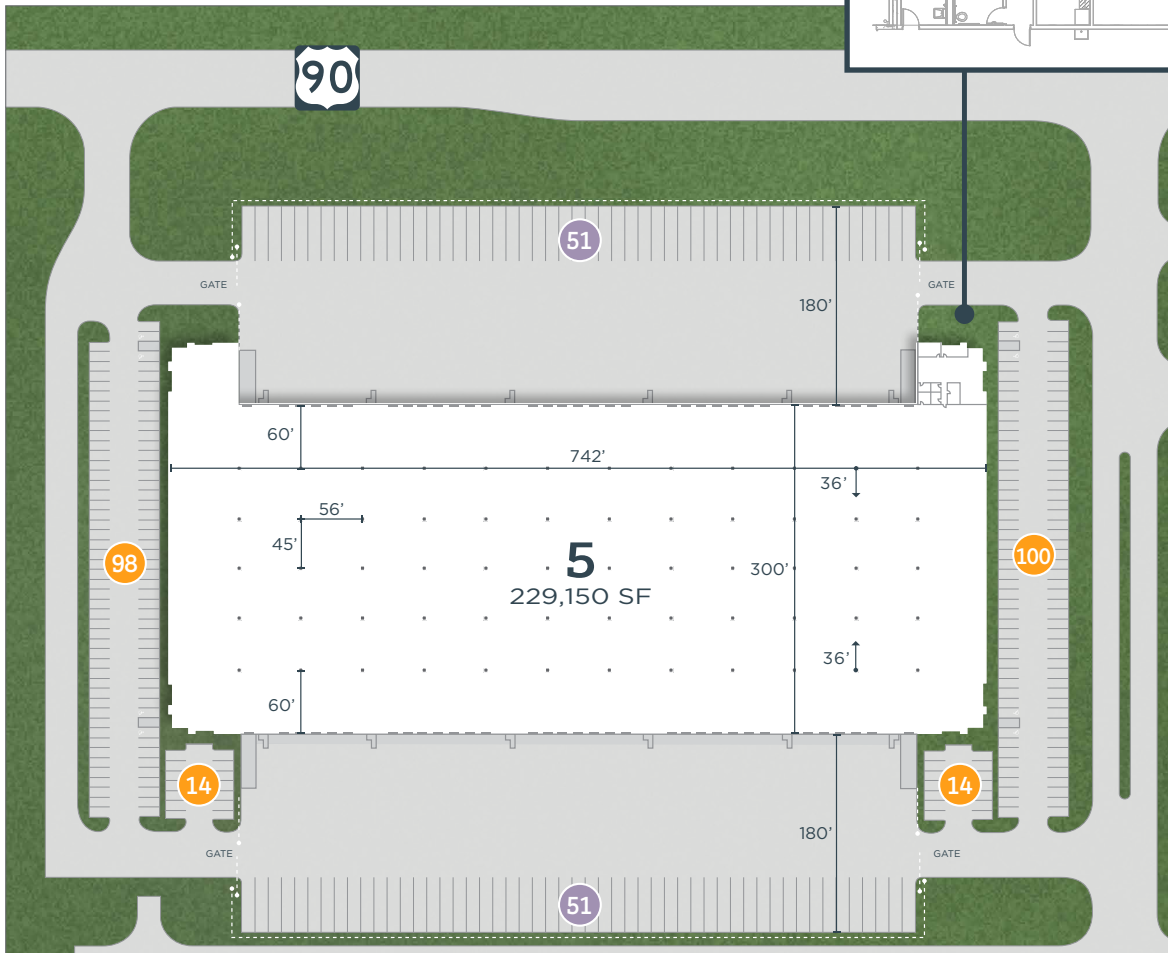
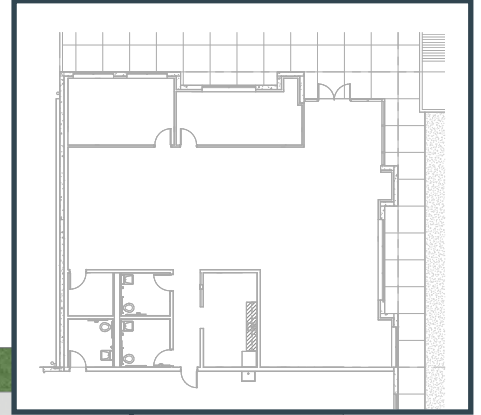




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BUILDING 5 | 229,150 SF

## OFFICE



- AUTO PARKING
- TRAILER PARKING

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