

BELTWAY NORTH COMMERCE CENTER

971 NORTH SAM HOUSTON PARKWAY E. • HOUSTON, TEXAS 77032



PROPERTY HIGHLIGHTS

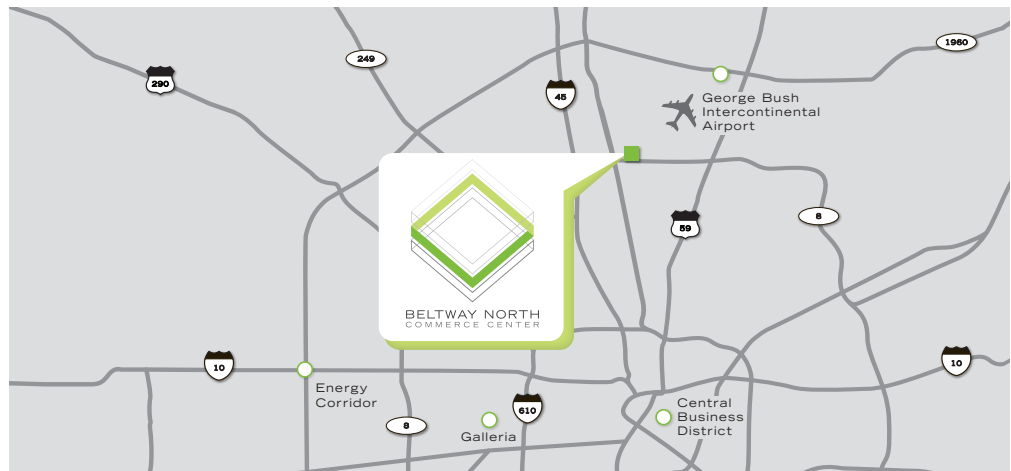
- Direct frontage on Beltway 8

Square Footage

- 251,220 SF available

Building Features

- 4,022 SF existing office
- 66,560 SF HVAC warehouse
- Cross-dock configuration
- 82 9'x10' dock-high doors
- 2 drive-in ramps
- 6 30,000-lb mechanical pit levelers
- 7 HVLS fans
- 32' clear-height
- 320' building depth
- 130' truck court
- 50' x 52' column spacing with 60' speedbays
- ESFR sprinkler system
- 91 auto parking spaces available
- 57 trailer parking spaces available
- Ability to fence and secure
- Development is registered under the LEED® Green Building program

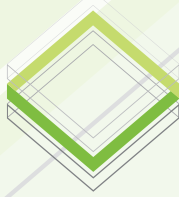


For further information contact **Stream**
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HIGH STREET
LOGISTICS PROPERTIES

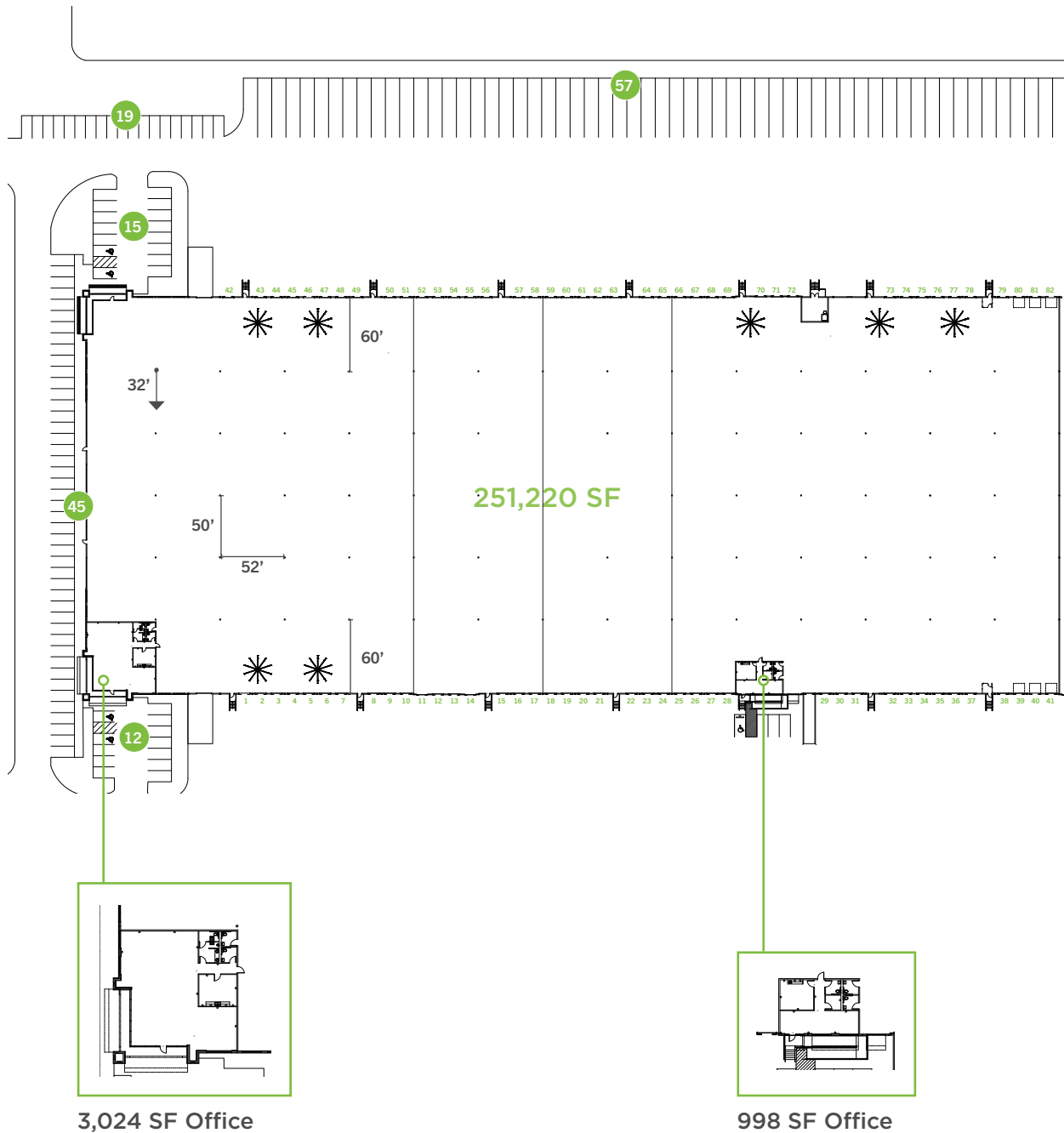
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WAREHOUSE



3,024 SF Office

998 SF Office