

# 8,200 SF

## Industrial Space For Lease

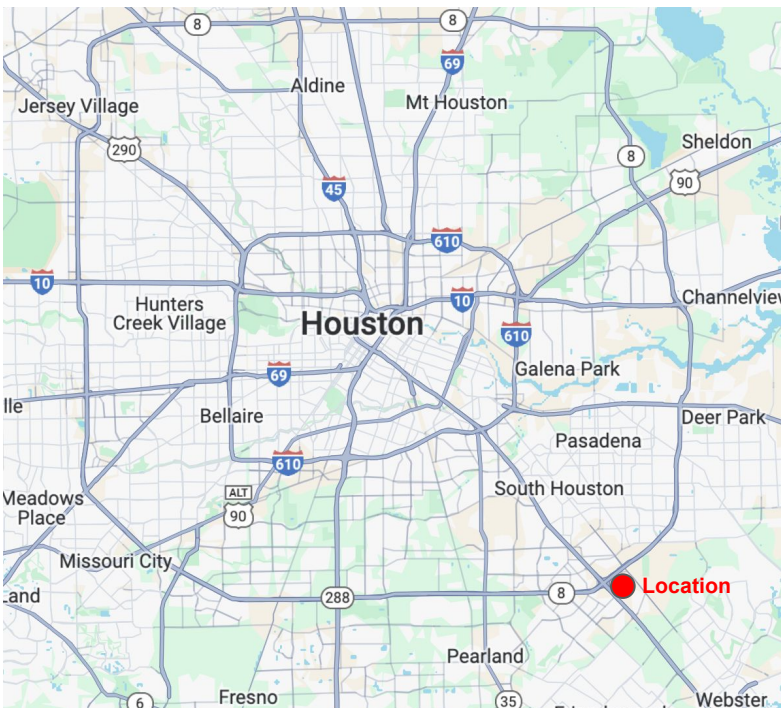
### Gulfpoint Front Load



13045 Bay Commerce Dr  
Houston, TX 77034

### DETAILS

- 8,200 SF In-line Suite
- Built-to-suit interior
- Loading dock and ramp access
- Clear span interior (no columns)
- Clear height: 24'0"
- ESFR sprinkler system
- 277/480 3-phase power
- Located in Gulfpoint Business Park
- Space Planning at no cost
- Quick access to I-45 & Beltway 8
- Estimated completion Q3 2025

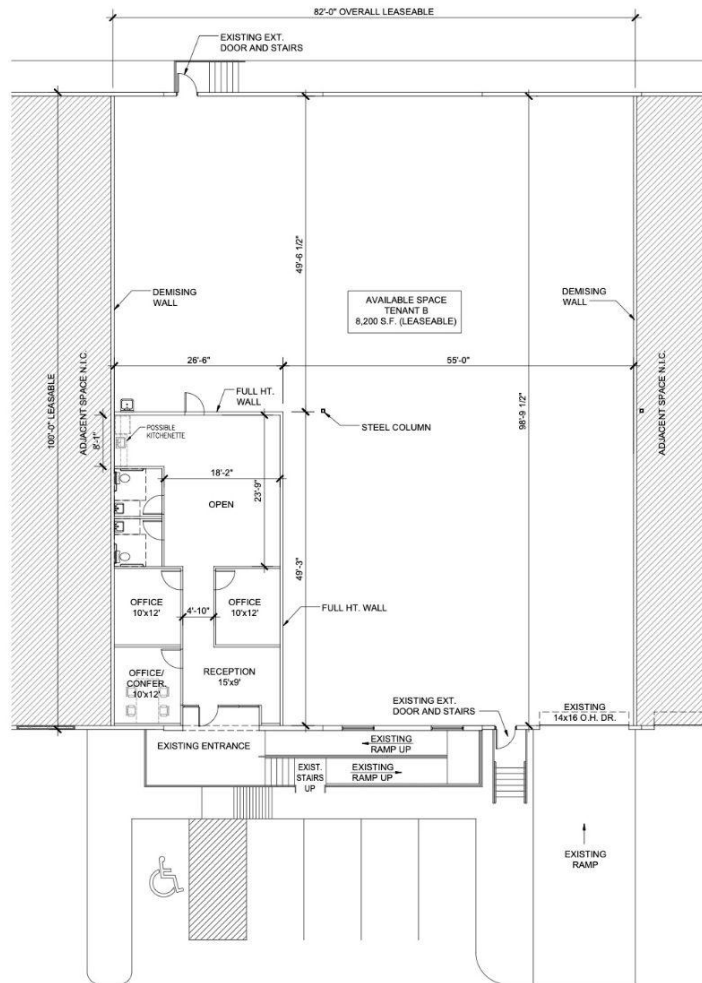


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## Permitted Floor Plan



01 FLOOR PLAN  
SCALE 1/8"=1'-0"

### Contacts:

**Ross Wycoff**

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arianna@wycoffdevelopment.com

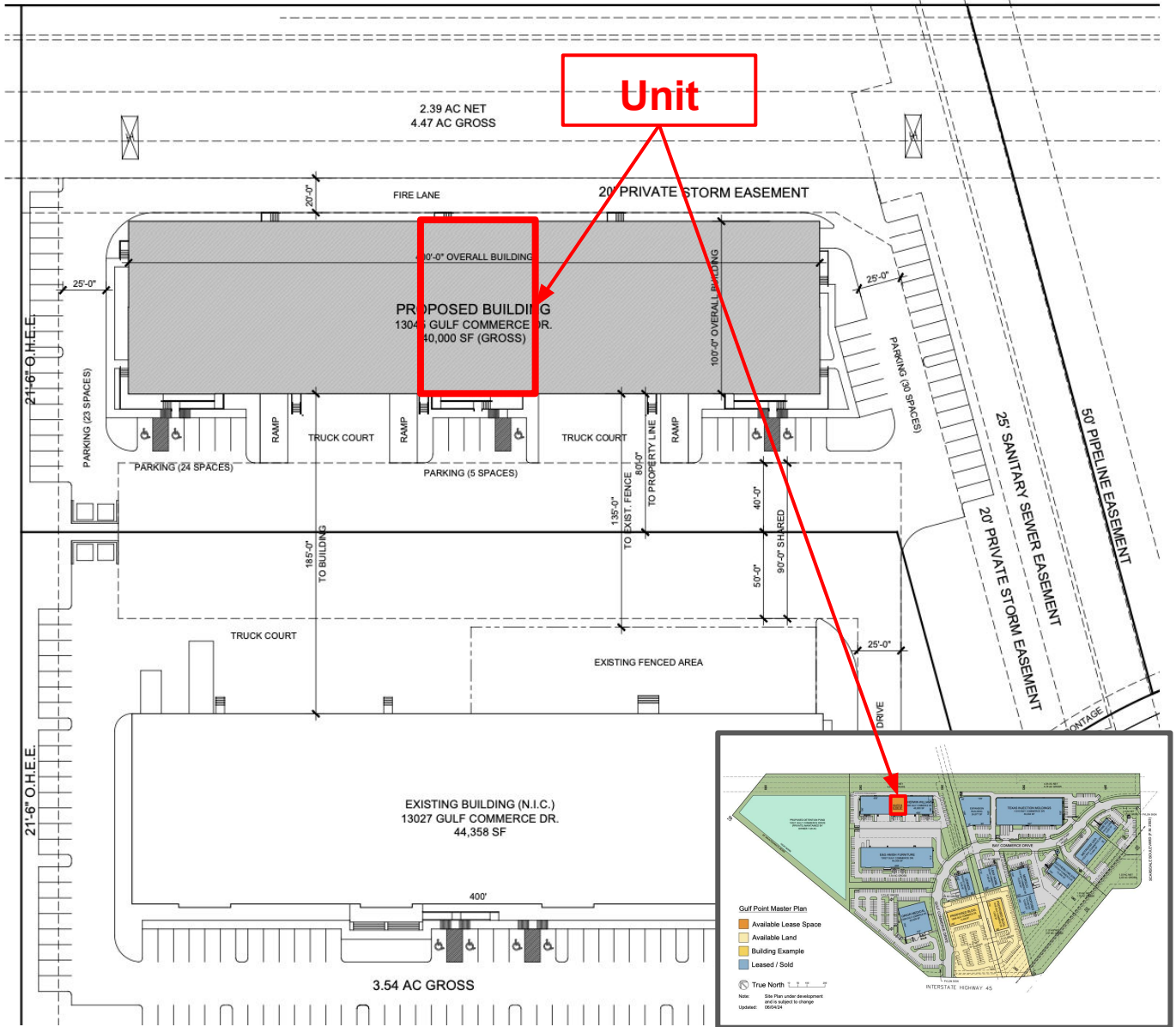
Ph. 281.786.8262

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## Building Site Plan



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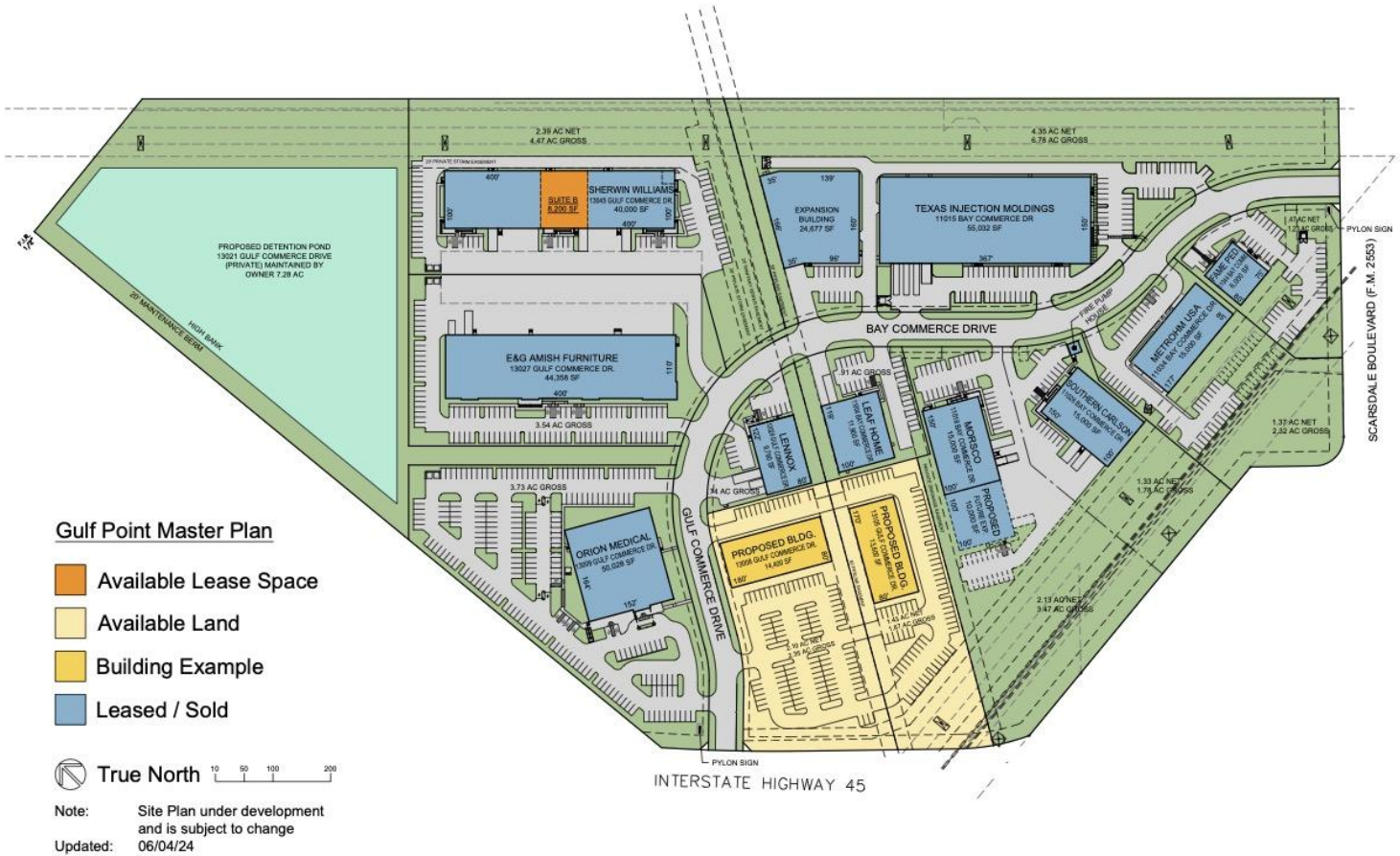


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## Business Park Site Plan



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