

# GAUGE SOUTHGATE

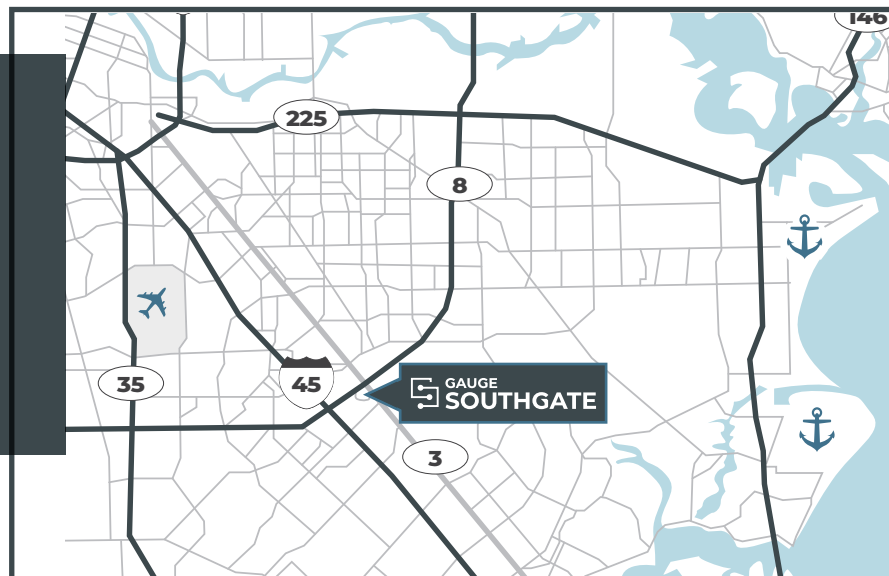
13415 CONKLIN LANE | HOUSTON, TX 77034



Gauge Southgate is strategically located in the Southeast Houston industrial submarket. The project consists of 3 state-of-the-art buildings totaling just over 190,000 square feet. With frontage and immediate access to Beltway 8, Gauge Southgate provides excellent ingress/egress for users, presenting optimal distribution patterns for their business.


## PROPERTY OVERVIEW

- 3 buildings
- Building area: 192,660 SF
- Total area: 12.65 AC
- 139 parking spaces
- Delivering Q2 2025
- Additional 0.59 AC off-site storage or parking



## DRIVE TIMES:

 **15 minutes**  
Hobby Airport

 **26 minutes**  
Barbour's Cut Terminal

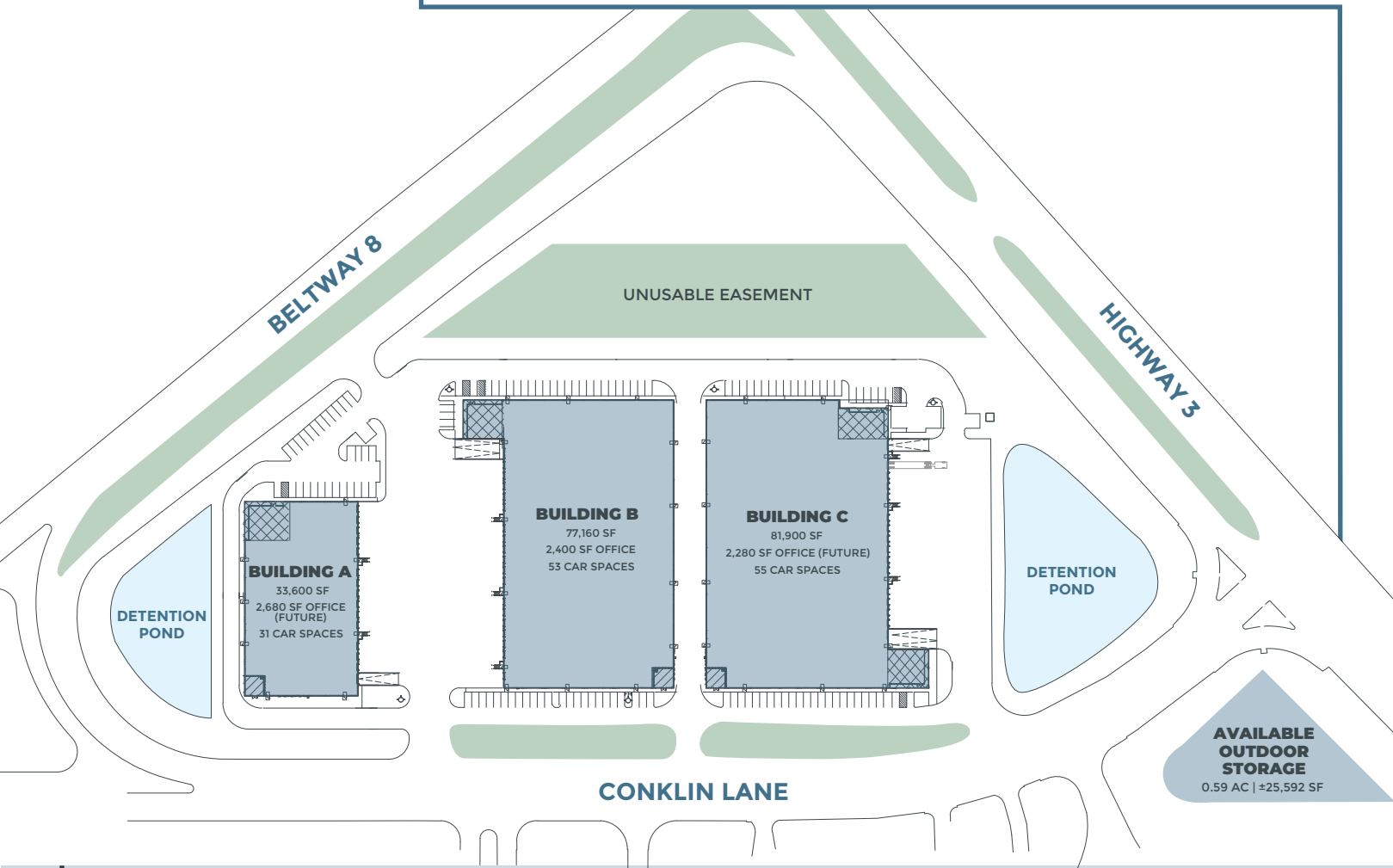
 **32 minutes**  
Bayport Container Terminal

FOR SALES/LEASING INFORMATION, CONTACT

**TYLER MANER** | 830.992.0834 | [tmaner@streamrealty.com](mailto:tmaner@streamrealty.com)  
**BOONE SMITH** | 281.726.1299 | [boone.smith@streamrealty.com](mailto:boone.smith@streamrealty.com)

**GAUGE**  
REAL ESTATE PARTNERS

**STREAM**



**192,660**  
TOTAL  
SQUARE FEET

**139**  
TOTAL  
PARKING SPACES

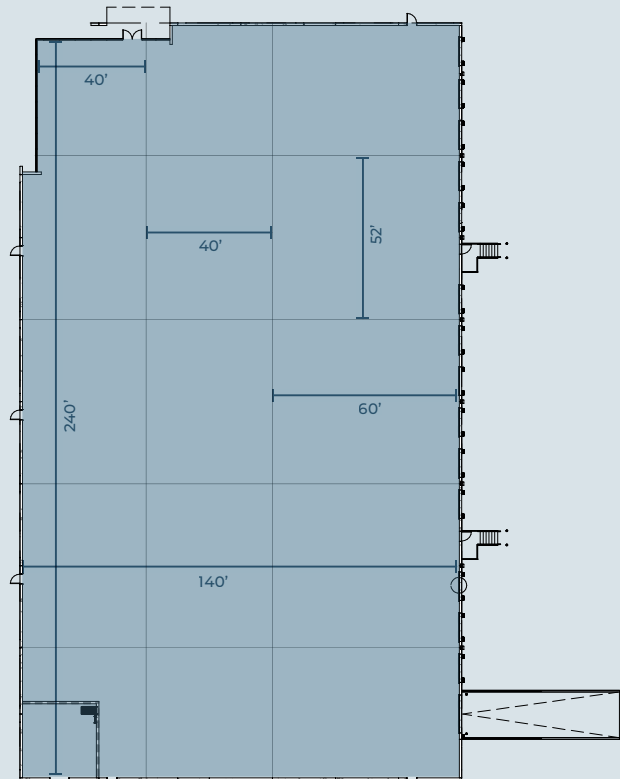
**Q2 2025**  
DELIVERY  
DATE

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**STREAM**



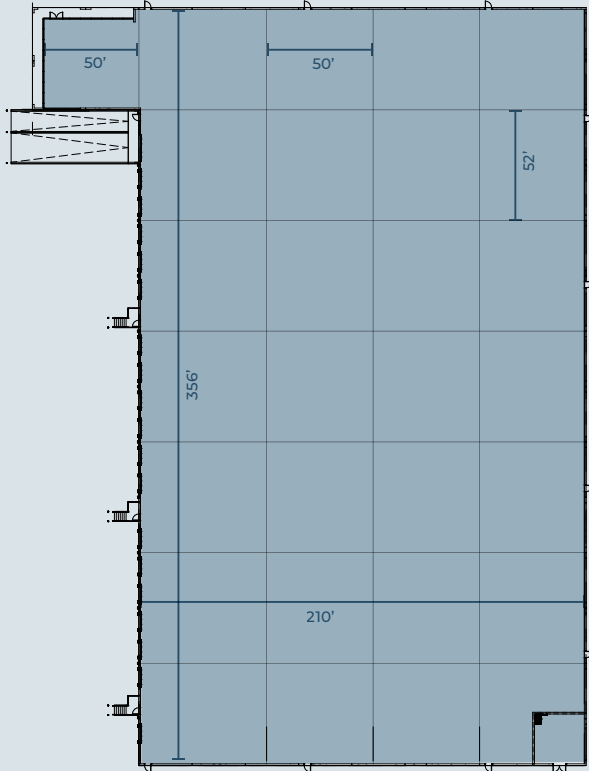
## BUILDING A

- 33,600 SF
- 2,680 SF office permit ready
- Rear-load configuration
- 28' clear height
- 140' building depth
- 31 parking spaces
- 15 dock-high doors (9'x10')
- 1 ramp (12'x14')
- 180' shared truck court
- ESFR Sprinkler system
- 800 amps
- LED warehouse lighting at 2 lights per bay
- Whiteboxed warehouse interior
- 6' clerestory windows

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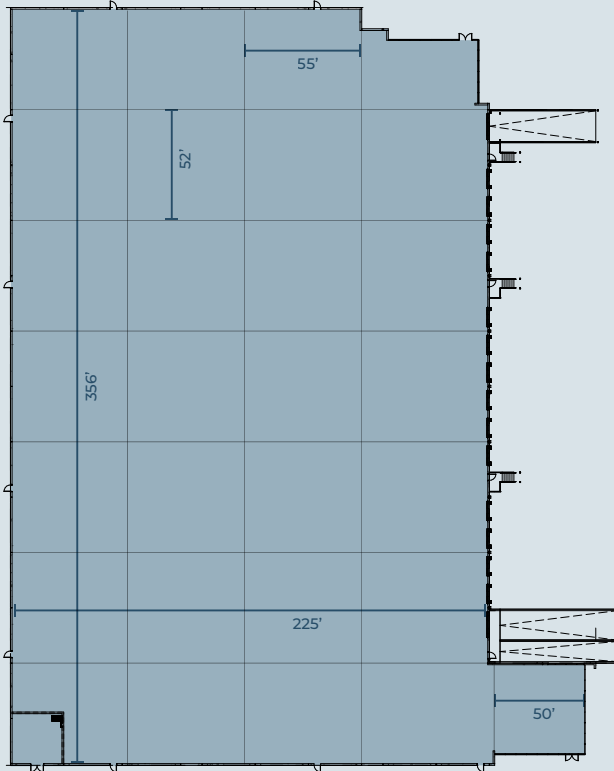


## BUILDING B

- 77,160 SF
- 2,400 SF spec office
- Front-load configuration
- 32' clear height
- 210' building depth
- 53 parking spaces
- 19 dock-high doors (9'x10')
- 1 ramp (12'x14')
- 180' shared truck court
- LED warehouse lighting at 2 lights per bay
- ESFR Sprinkler system
- 800 amps (ability to increase to 1,600 amps)
- Whiteboxed warehouse interior
- 6' clerestory windows

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## BUILDING C

- 81,900 SF
- 2,280 SF office permit ready
- Front-load configuration
- 32' clear height
- 225' building depth
- 55 parking spaces
- 15 dock-high doors (9'x10')
- 2 ramps (12'x14')
- 130' truck court
- ESFR Sprinkler system
- 800 amps (ability to increase to 1,600 amps)
- Whiteboxed warehouse interior
- LED warehouse lighting at 2 lights per bay
- 6' clerestory windows
- Ability to fully fence and secure

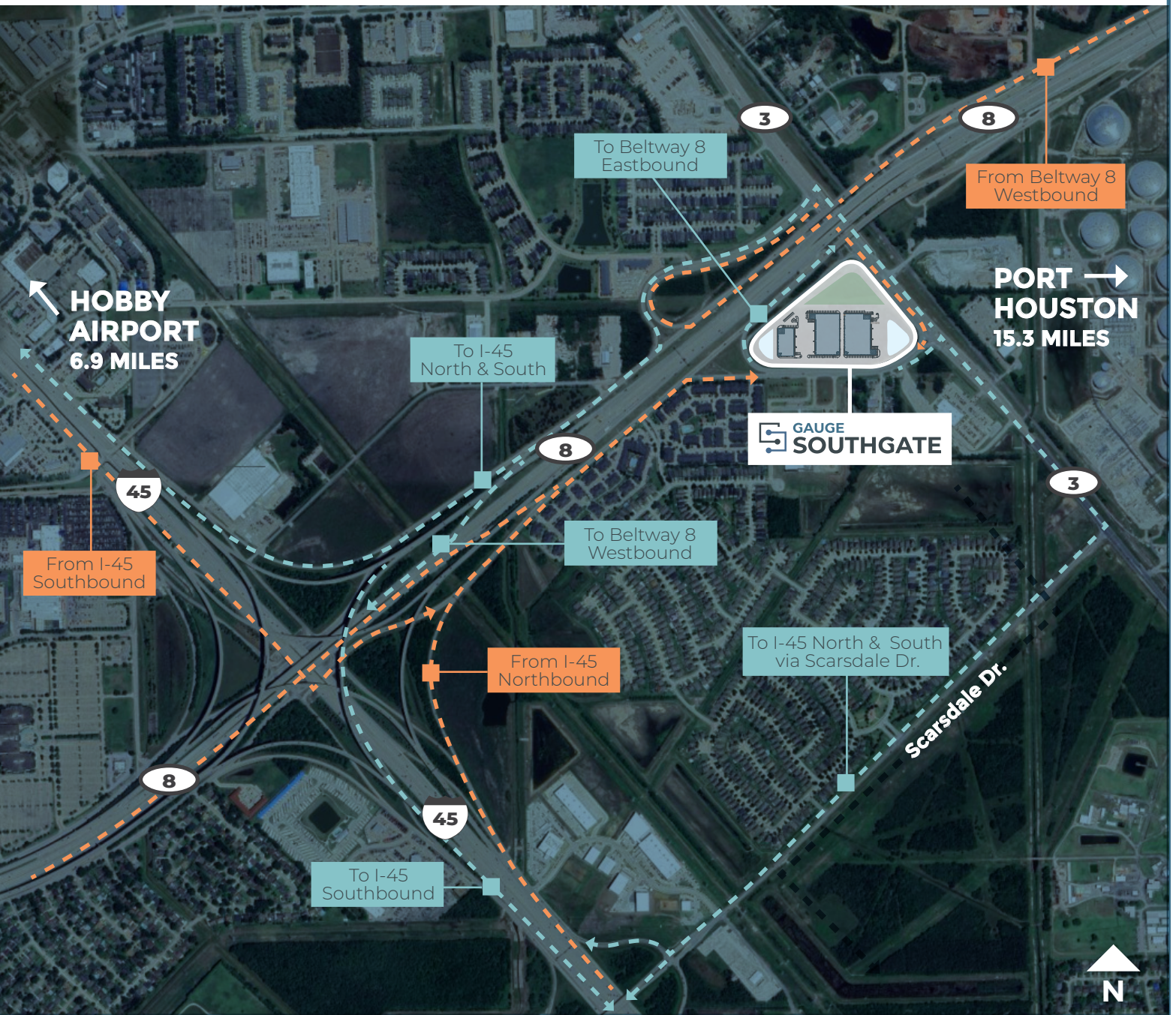
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# GAUGE SOUTHGATE

■ Ingress ■ Egress



Excellent location allows immediate access to Beltway 8 and I-45 with great proximity to Port Houston.

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**FOR LEASING INFORMATION**

713.300.0300

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