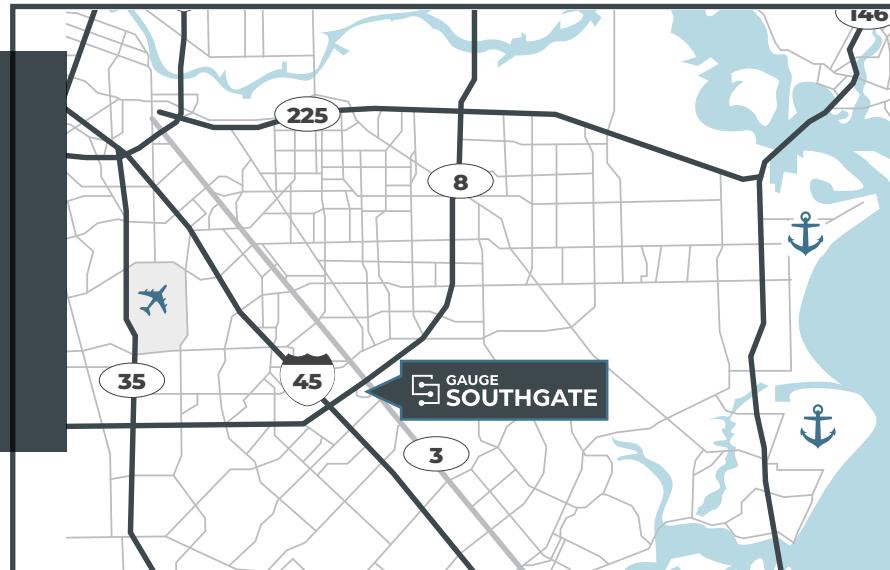




Gauge Southgate is strategically located in the Southeast Houston industrial submarket. The project consists of 3 state-of-the-art buildings totaling just over 190,000 square feet. With frontage and immediate access to Beltway 8, Gauge Southgate provides excellent ingress/egress for users, presenting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

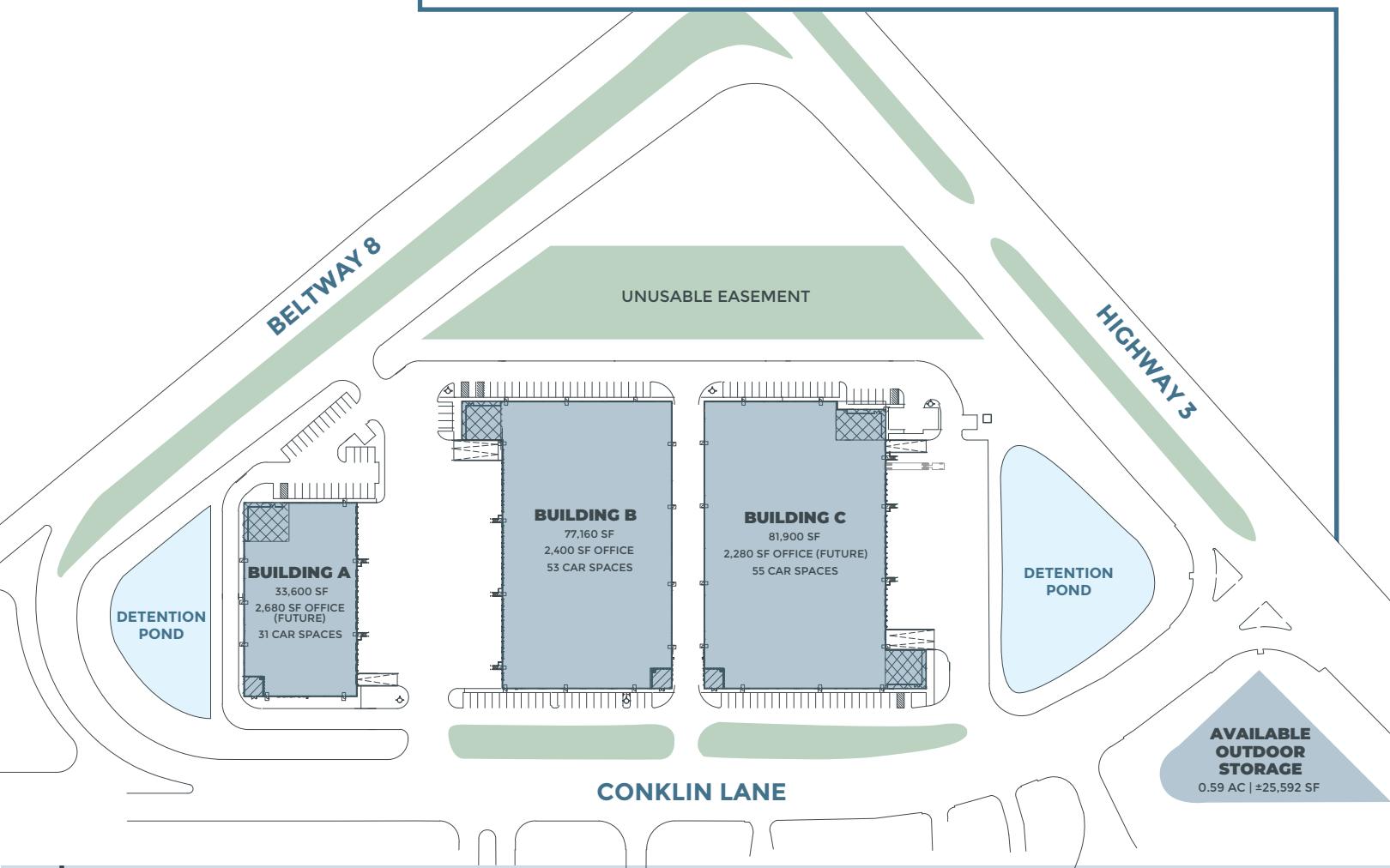
 **15 minutes**
Hobby Airport

 **26 minutes**
Barbour's Cut Terminal

 **32 minutes**
Bayport Container Terminal

FOR SALES/LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com
BOONE SMITH | 281.726.1299 | boone.smith@streamrealty.com



192,660

TOTAL
SQUARE FEET

139

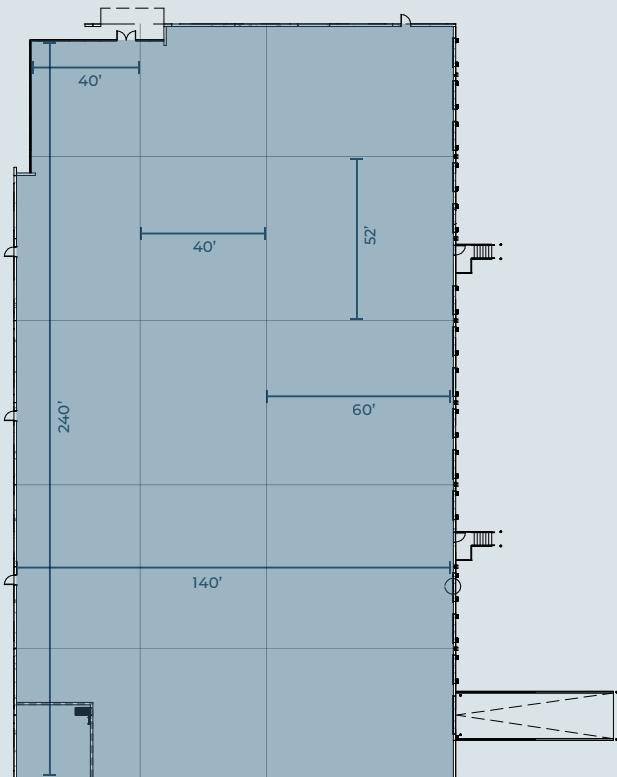
TOTAL
PARKING SPACES

Q2 2025

DELIVERY
DATE

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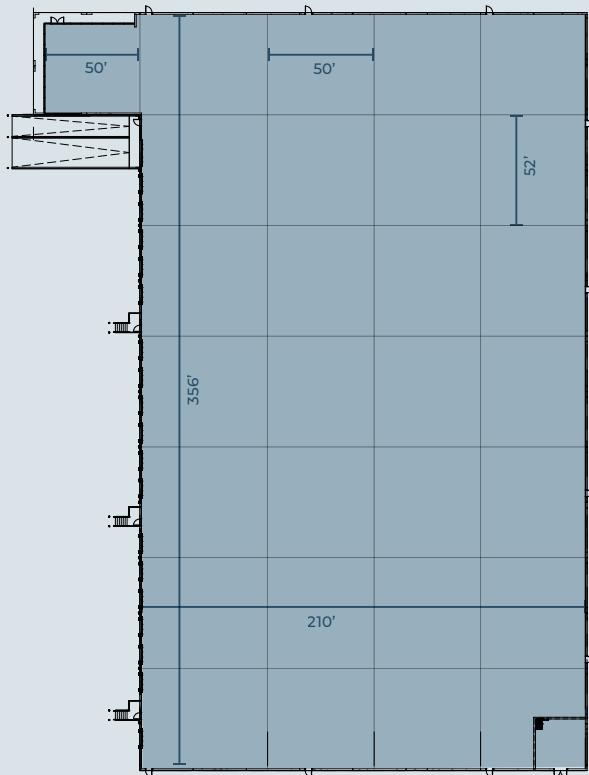


BUILDING A

- 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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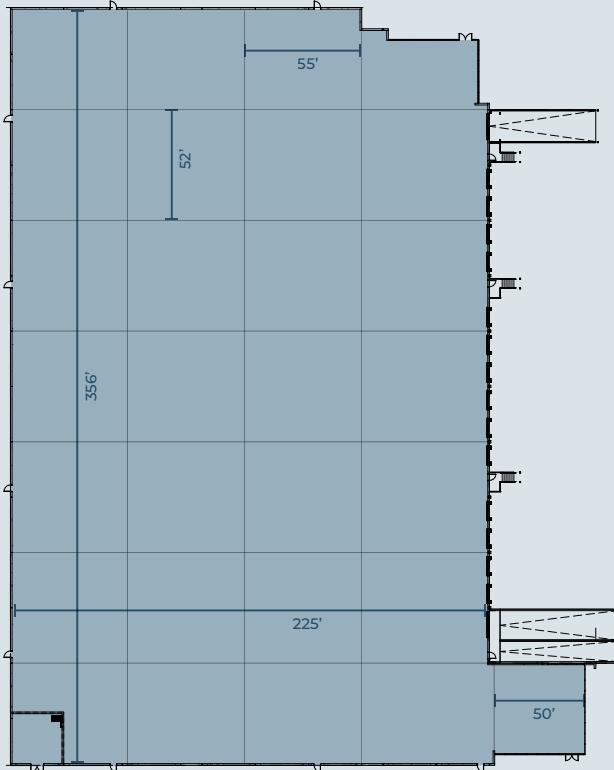


BUILDING B

- 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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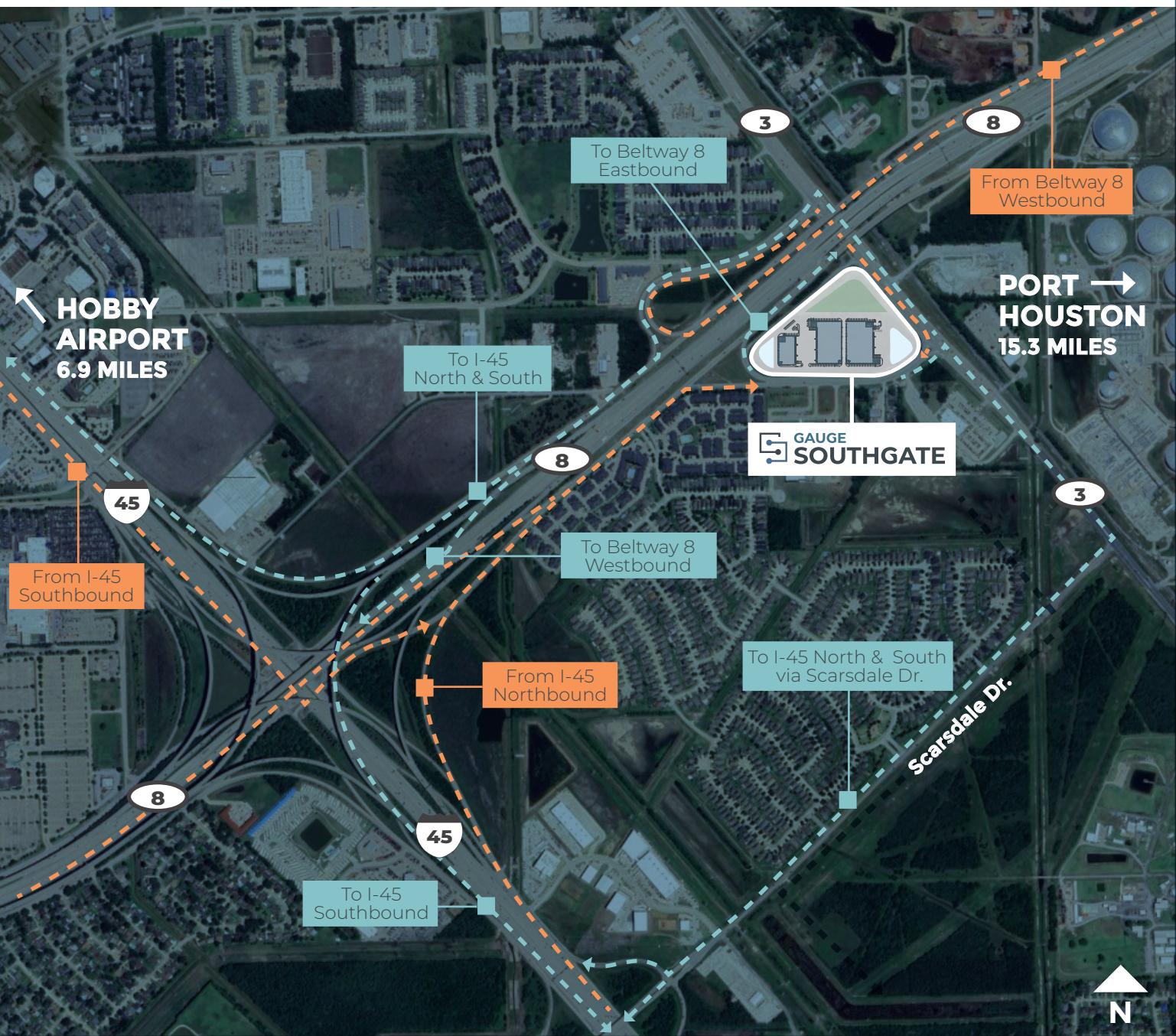
BUILDING C

- 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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■ 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

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