



WAYPOINT  
BUSINESS PARK

Waypoint Business Park  
411 Cravens Road, Suite 100  
Missouri City, TX 77489

CP CLARION PARTNERS  
4M INVESTMENTS

For Lease

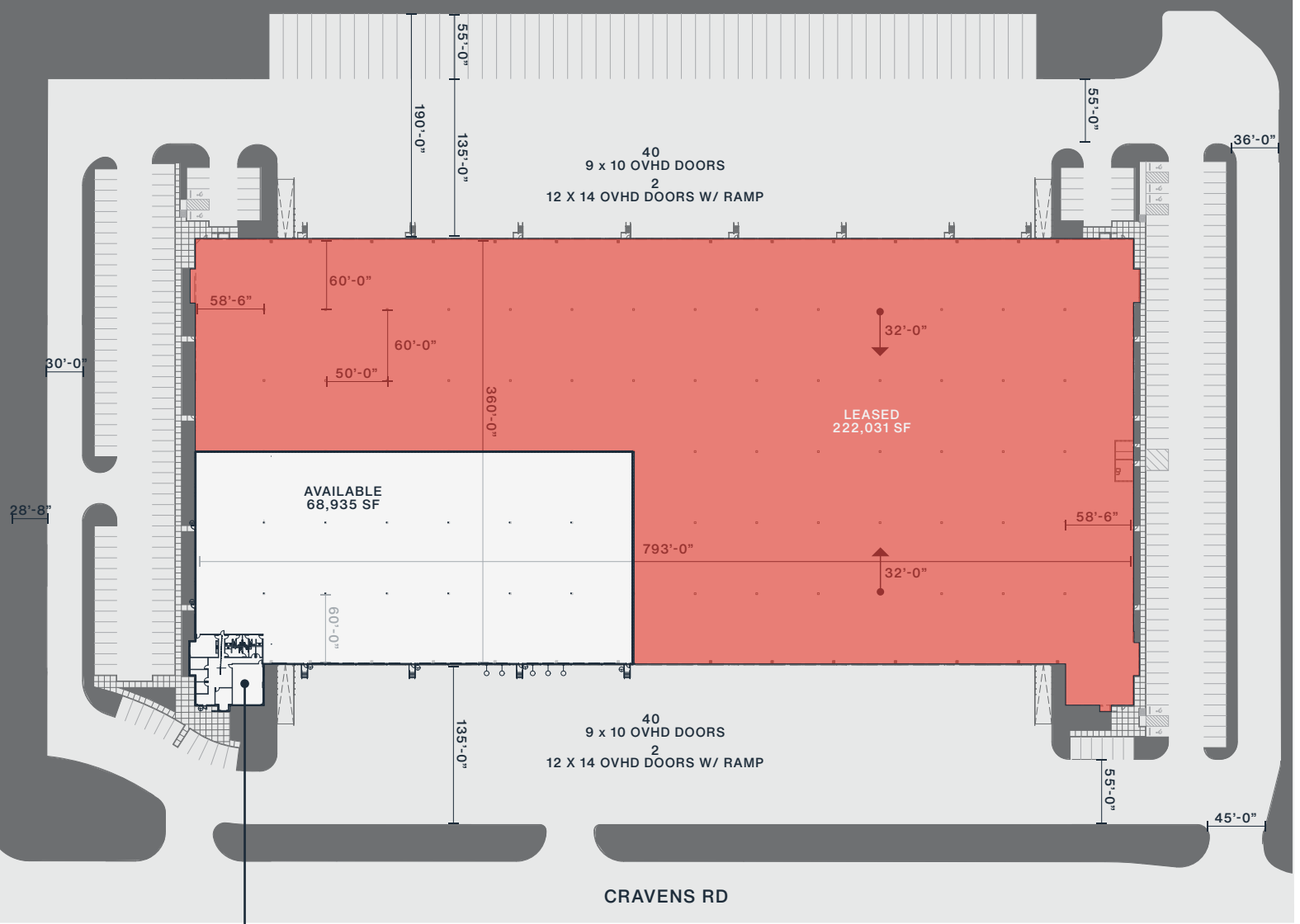
68,935 Square Feet Available



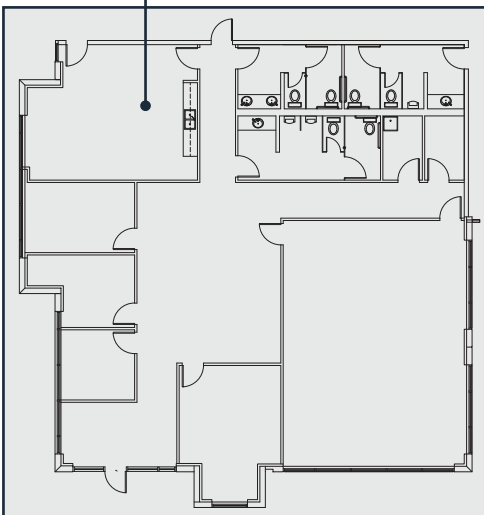
## BUILDING HIGHLIGHTS

- 68,935 SF available
  - 3,636 SF office space
- Front load configuration
- 130' truck court (East side)
- 185' truck court (West side)
- 18 dock-high doors
- One ramps – 12' x 14'
- 50' x 60' column spacing
- 180 vehicle parking spaces
- ESFR sprinkler system
- Ten 30,000-pound mechanical pit levelers
- Five edge of dock levelers





**3,636 SF OFFICE**



**CP CLARION PARTNERS**  
[www.clarionpartners.com](http://www.clarionpartners.com)

**4M INVESTMENTS**

For more information on this opportunity, please contact:

**STREAM**

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