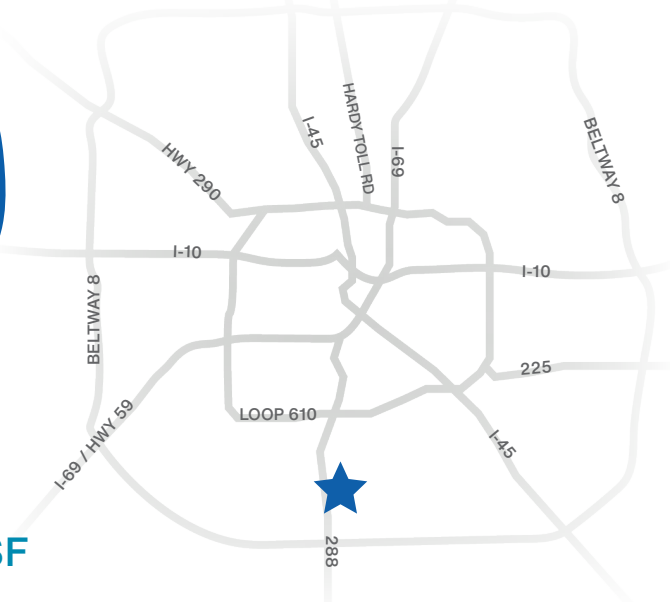


CARSON288

2920 AIRPORT BLVD | HOUSTON, TX



PHASE II | UNDERWAY

- BUILDING D | 217,143 SF FOR LEASE
- BUILD TO SUIT OPPORTUNITIES UP TO 1MSF



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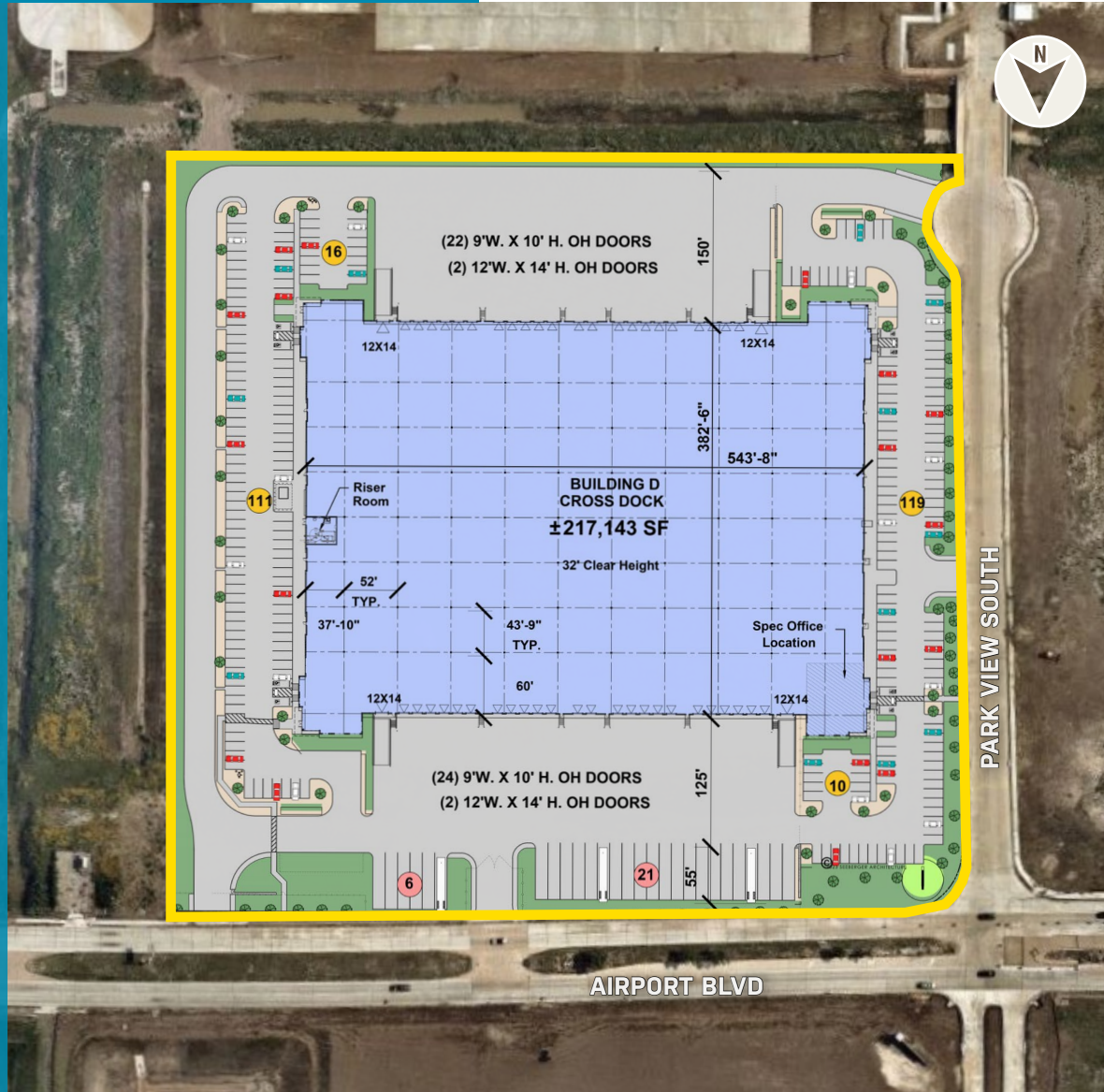
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CBRE

BUILDING D

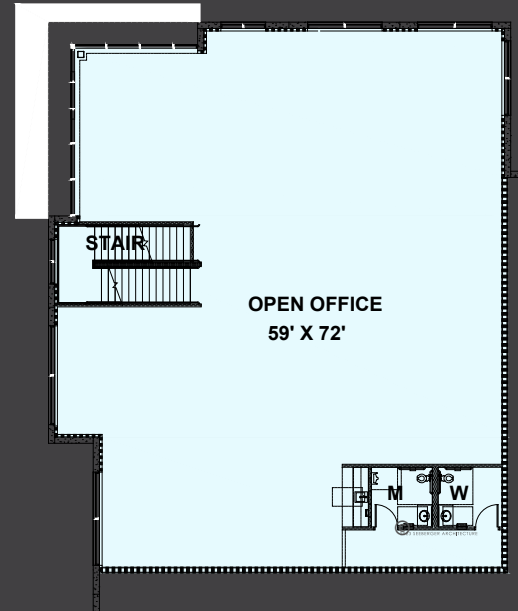
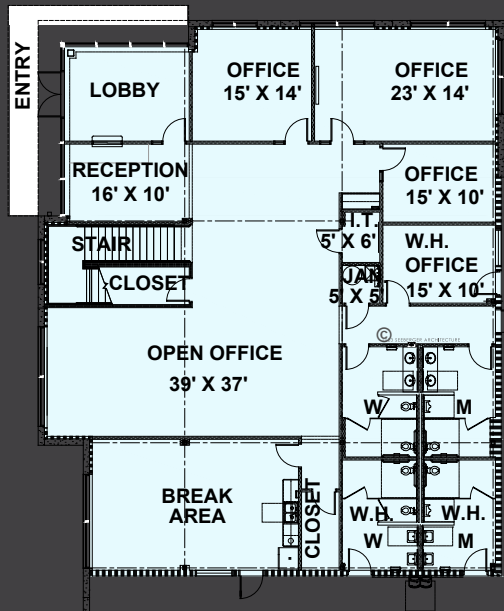
- Building Size: ±217,143 SF
- Building Dimensions: 543' 8" x 382' 6"
- Spec Office: ±8,214 SF
- Clear Height: 32'
- Column Spacing: 43' 9" x 52'
- Dock Doors: 46 (9' x 10')
- Drive-In Ramps: 4 (12' x 14')
- Auto Parking: 256 Spaces
- Trailer Parking: 27 Spaces
- Truck Court Depth:
 - 180' North Side
 - 150' South Side
- Sprinkler: ESFR
- Lighting: LED
- White Boxed Warehouse
- Fenced and Secured



SPEC OFFICE

FIRST FLOOR - ±4,205 SF

SECOND FLOOR - ±4,009 SF





PHASE II - BUILD-TO-SUIT SITES

PROPERTY HIGHLIGHTS

PARCEL 1

- Can accommodate up to 1,000,000 SF BTS
- Can be combined with Parcel 2 for additional trailer parking and outside storage (room for 600 additional trailer parks)

PARCEL 2

- Can accommodate 100,000 SF - 450,000 SF BTS
- Direct access to new service road

PARCEL 3

- Perfect for retail/mixed-use/healthcare projects



Direct Access and Frontage on Highway 288



Strong Blue Collar Labor Force



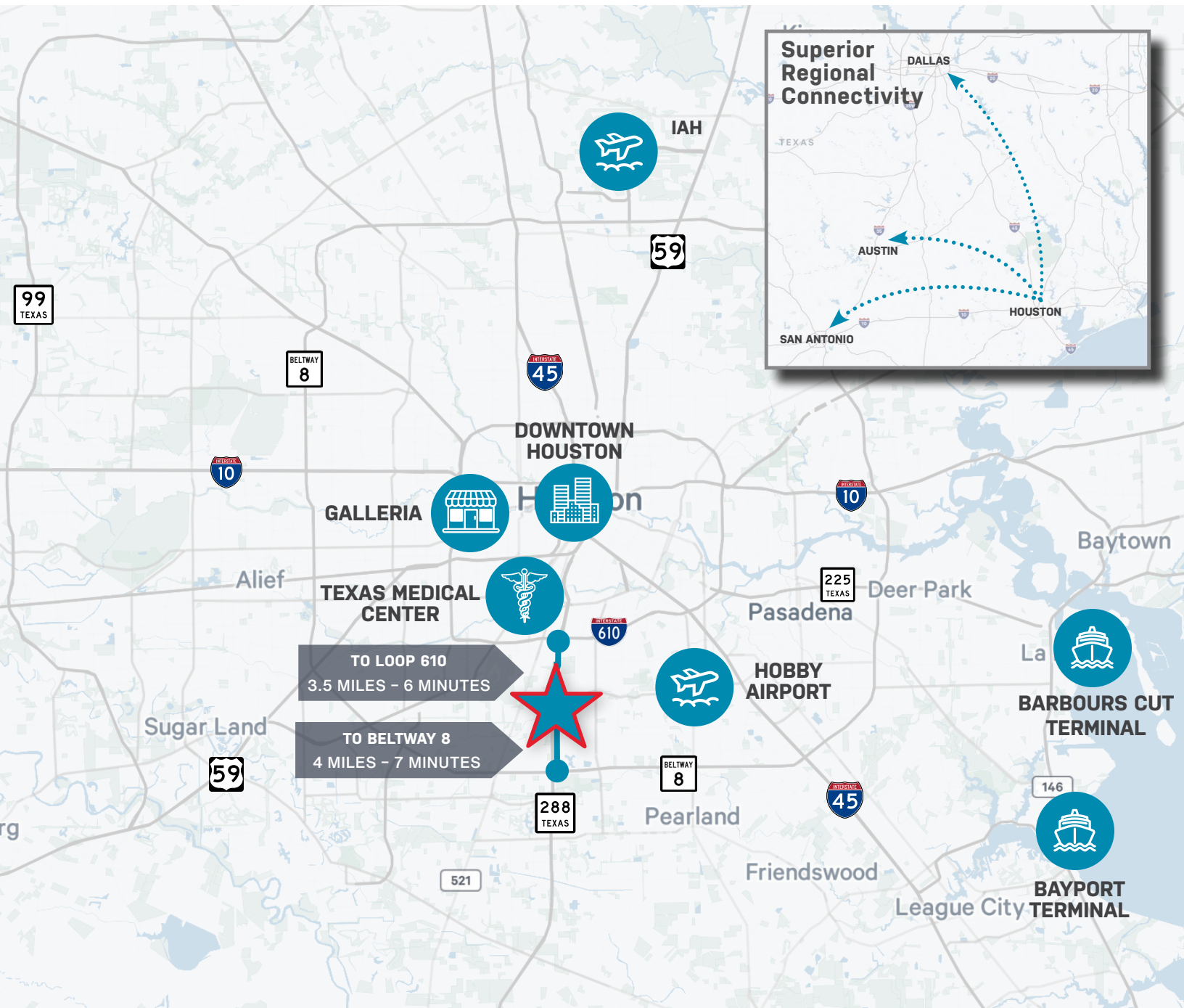
2.33% Extremely Competitive Tax Rate



Excellent Last Mile Location



Located at the Epicenter of Houston's Major Submarkets: Southeast and Southwest



TEXAS MEDICAL CENTER CAMPUS
6 Miles - 11 Minutes



HOUSTON GALLERIA
12 Miles - 14 Minutes



HOBBY AIRPORT
7 Miles - 14 Minutes



BARBOURS CUT TERMINAL
28 Miles - 35 Minutes

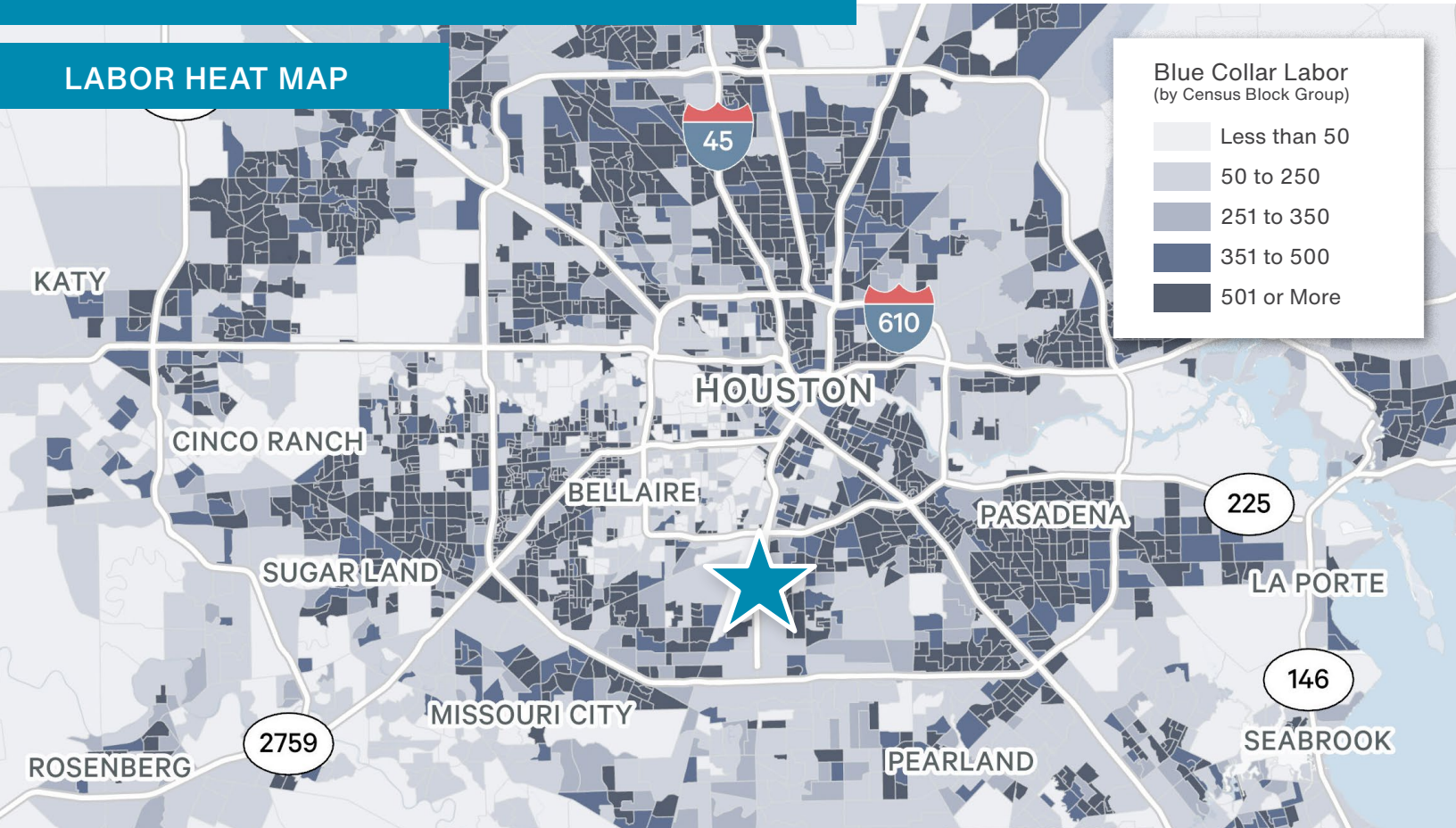


BAYPORT TERMINAL
28 Miles - 38 Minutes

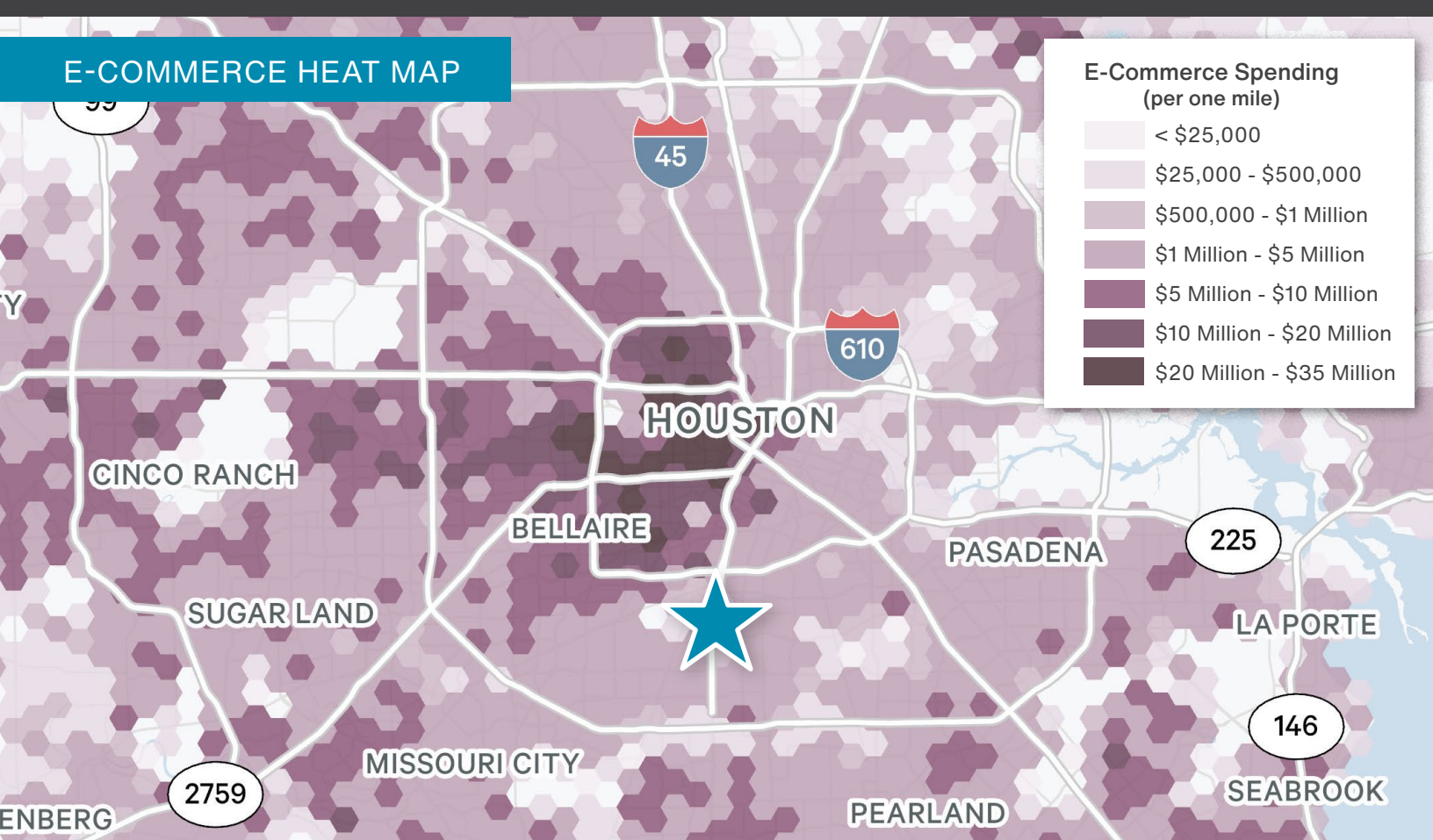


DOWNTOWN HOUSTON
8 Miles - 11 Minutes

LABOR HEAT MAP



E-COMMERCE HEAT MAP





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