

# MESA | LOGISTICS CENTER

## Up to ±225,120 SF Available READY FOR OCCUPANCY

6955 MESA DRIVE | HOUSTON, TEXAS 77028



Leasing by:



Jones Lang LaSalle Brokerage, Inc.

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A development by:



**JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
Part of TheJohnsonGroup

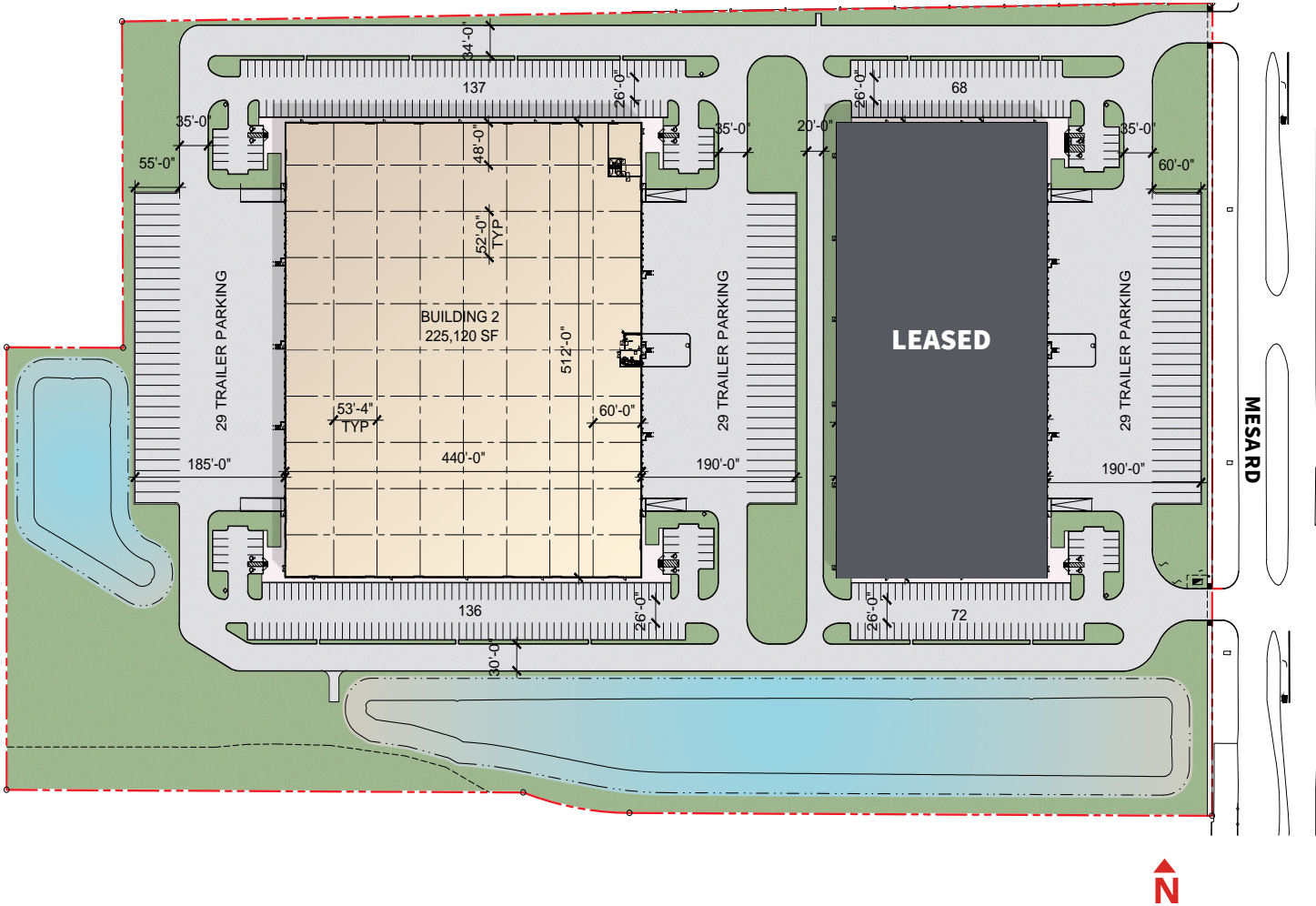
# Development Specifications:

## DEVELOPMENT SPECIFICATIONS & FEATURES

### Building 1 - LEASED

### Building 2

- ±225,120 SF Available
- ±2,500 SF Spec Office
- Cross Dock Configuration
- 25' FC LED Warehouse Lighting on 15' Whips
- Drive-in Doors: (4) 14' x 16'
- Dock Doors: (39) 9' x 10'
  - 40K lb. Mechanical levelers on every other door
- Trailer Parking: 58 Spaces
- Car Parking: 273 Spaces
- Clear Height: 32'
- Sprinkler: ESFR





# Superior Location



Downtown  
Houston

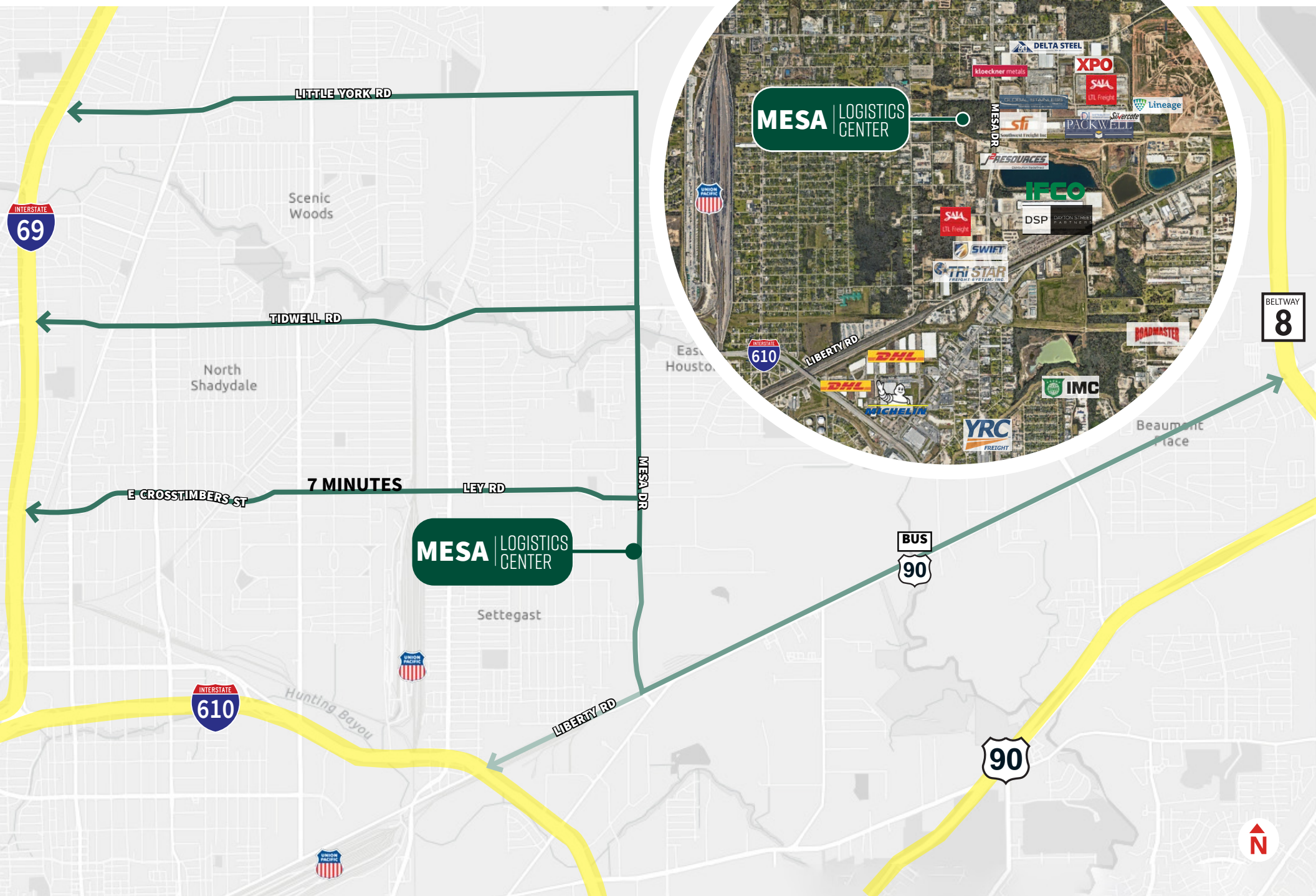
Building 2

Leased

Mesa Rd.



# Surrounding Area





**WAREHOUSE INTERIOR**



**OFFICE INTERIOR**





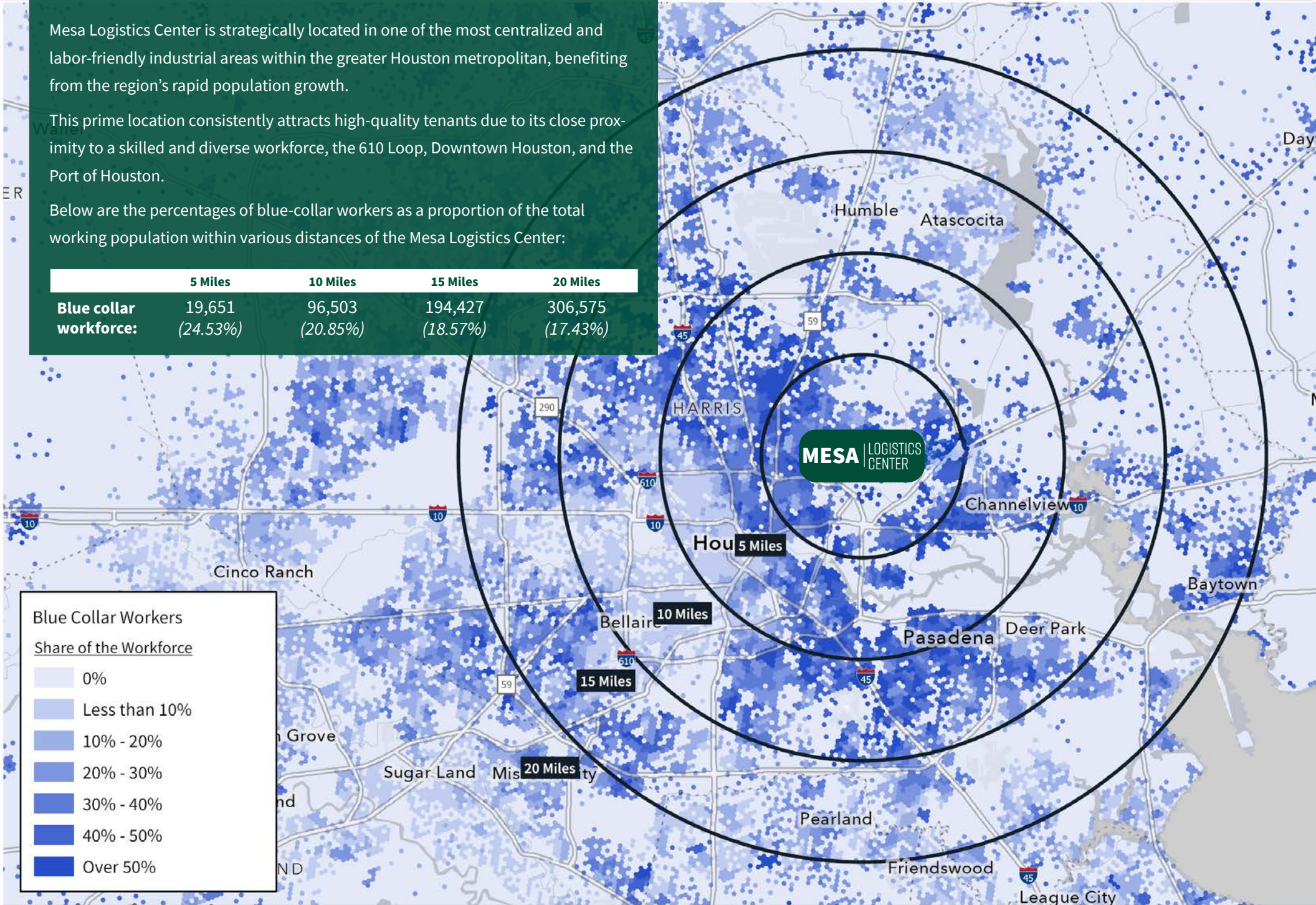
# EXPANSIVE WORKFORCE

Mesa Logistics Center is strategically located in one of the most centralized and labor-friendly industrial areas within the greater Houston metropolitan, benefiting from the region's rapid population growth.

This prime location consistently attracts high-quality tenants due to its close proximity to a skilled and diverse workforce, the 610 Loop, Downtown Houston, and the Port of Houston.

Below are the percentages of blue-collar workers as a proportion of the total working population within various distances of the Mesa Logistics Center:

	5 Miles	10 Miles	15 Miles	20 Miles
<b>Blue collar workforce:</b>	19,651 (24.53%)	96,503 (20.85%)	194,427 (18.57%)	306,575 (17.43%)







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