

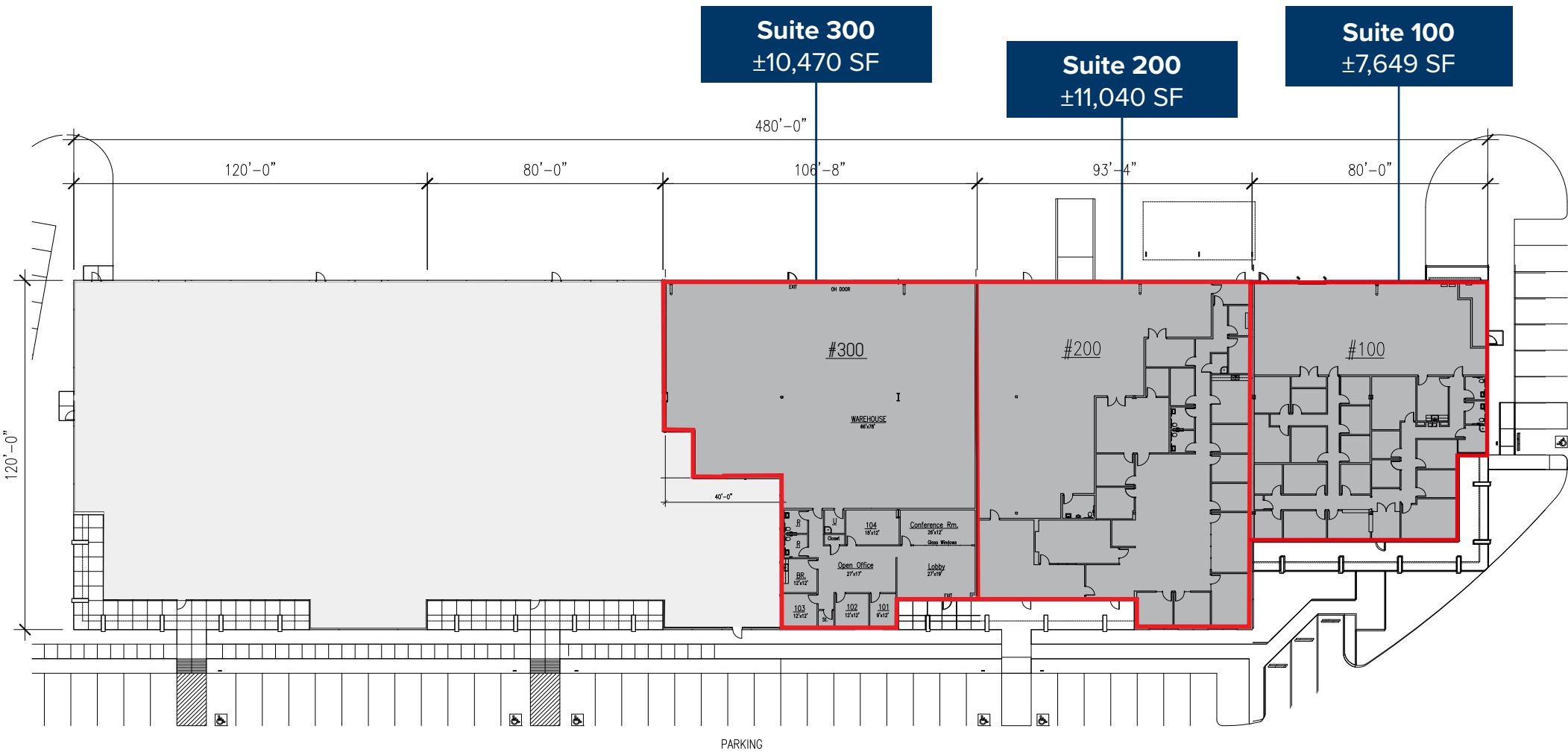
PARK 845
CROSSING
BUILDING A



Jones Lang LaSalle Brokerage, Inc.



±22,320 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE
11710 North Freeway | Houston, TX 77060



PROPERTY OVERVIEW



±22,320 SF Total Available
(can be subdivided)



19' Average clear height



ESFR Sprinklered



Rear load configuration



Excellent access to
Interstate 45 & Beltway 8



Contact brokers for more
information

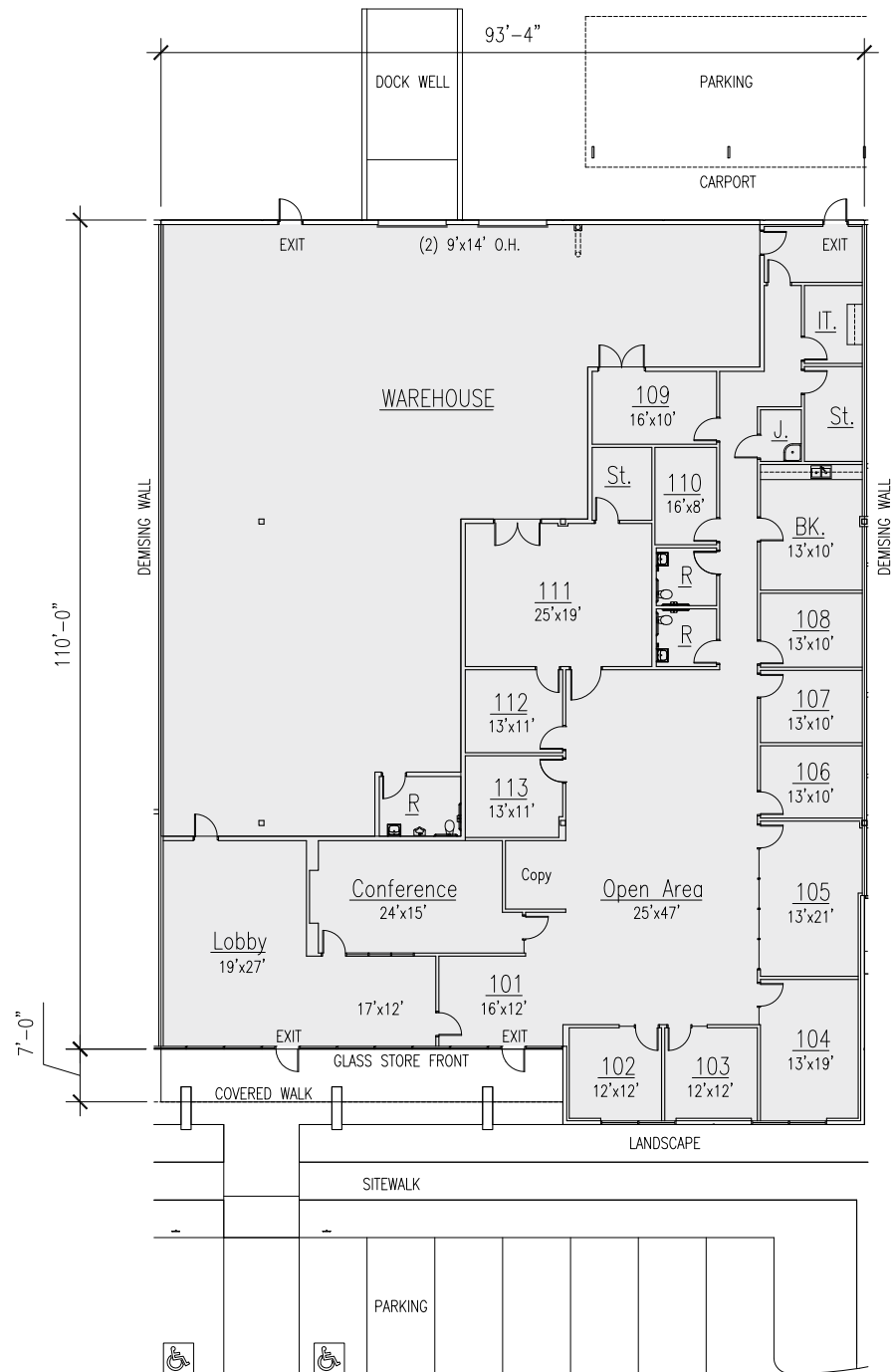
SUITE 100 OVERVIEW

- ±7,649 SF Total Available
- ±5,062 SF Total Office
- ±2,587 SF Warehouse
- One (1) grade level door
- 18' Clear Height
- ESFR Sprinkler System



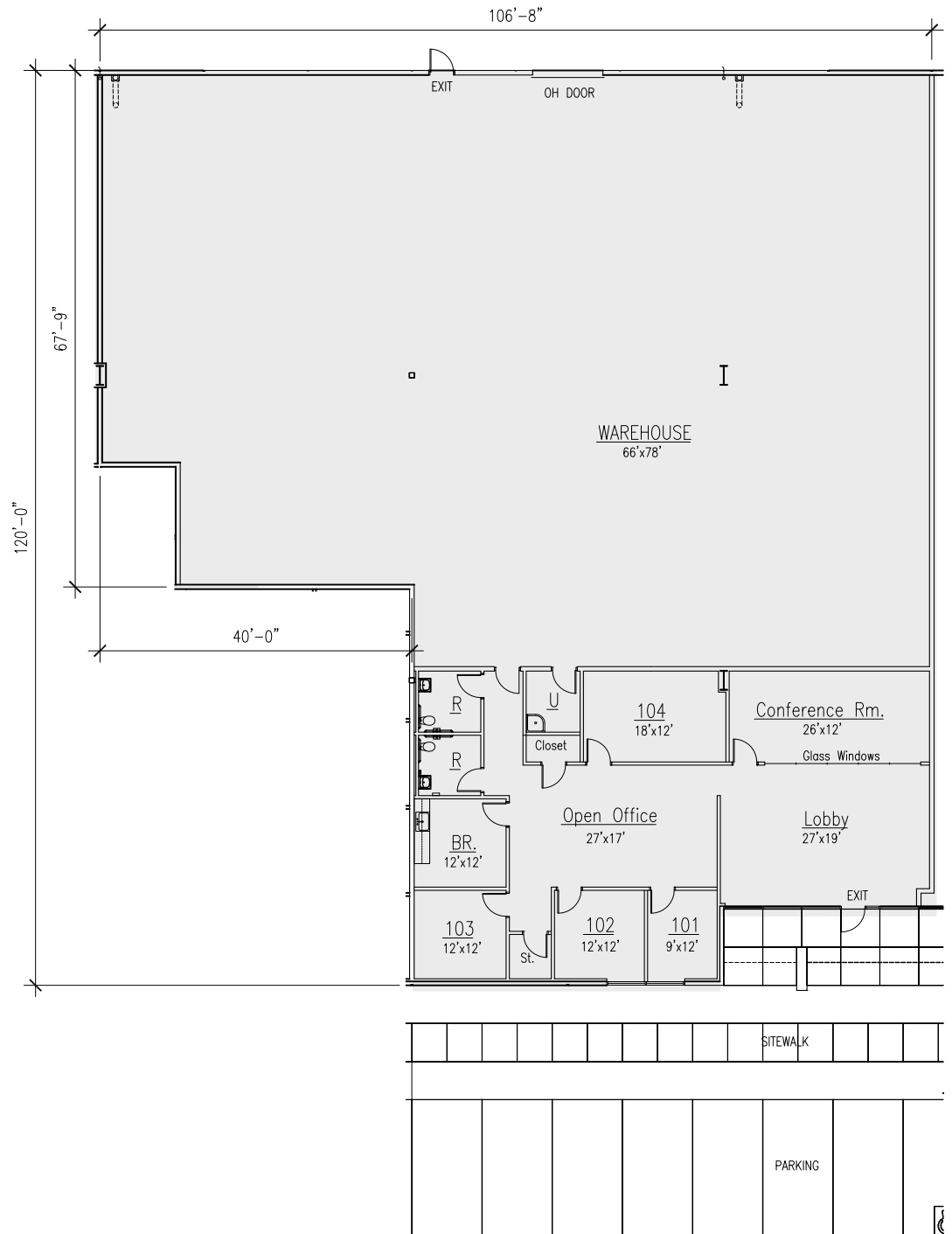
SUITE 200 OVERVIEW

- ±11,040 SF Total Available
- ±6,674 SF Total Office
- ±4,366 SF Warehouse
- One (1) dock-high door
- One (1) grade level door
- 18' Clear Height
- ESFR Sprinkler System



SUITE 300 OVERVIEW

- ±10,470 SF Total Available
- ±2,706 SF Total Office
- ±7,764 SF Warehouse
- One (1) grade level door
- 19' Clear Height
- ESFR Sprinkler System



SUPERIOR LOCATON

The site is centrally located at the southeast corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.





PARK 845 CROSSING

Bush Intercontinental Airport

HOUSTON

Energy Corridor

Hobby Airport

Immediate Access to Interstate 45 & Beltway 8

13 minutes to The Grand Parkway

15 minutes to George Bush Intercontinental Airport (IAH)

15 minutes to Interstate 10

20 minutes to The Woodlands

20 minutes to Downtown Houston

Joseph Berwick

+1 713 425 5842
joseph.berwick@jll.com

Richard Quarles

+1 713 888 4019
richard.quarles@jll.com

Eliza Klein

+1 713 425 1816
eliza.klein@jll.com

Angela Watford

+1 713 425 1848
angela.watford@jll.com

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