

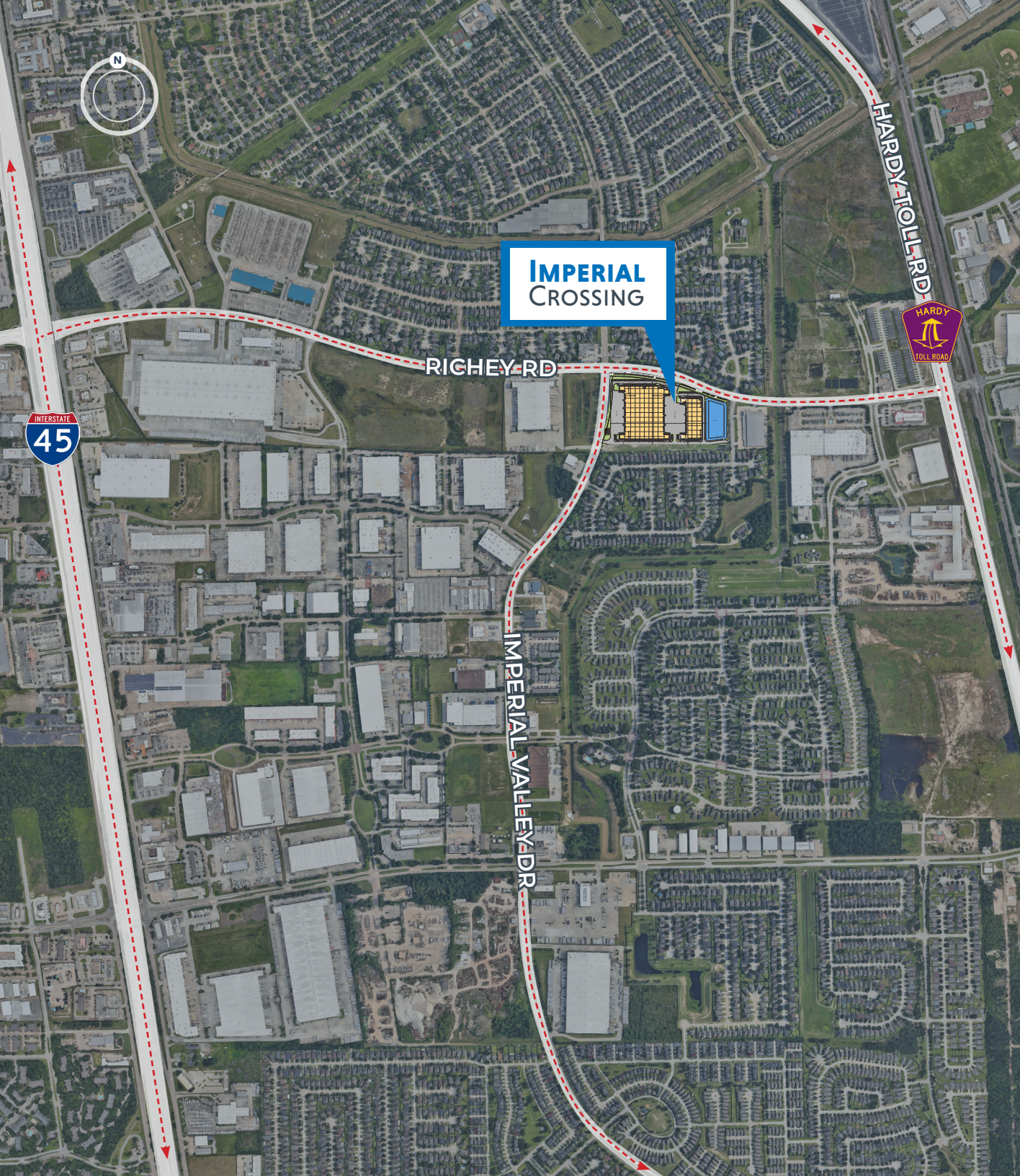
# IMPERIAL CROSSING

702 & 750 East Richey Rd | Houston, TX 77073



 Transwestern



**FOR SALE OR LEASE** New 321,104 SF Class A Industrial Development

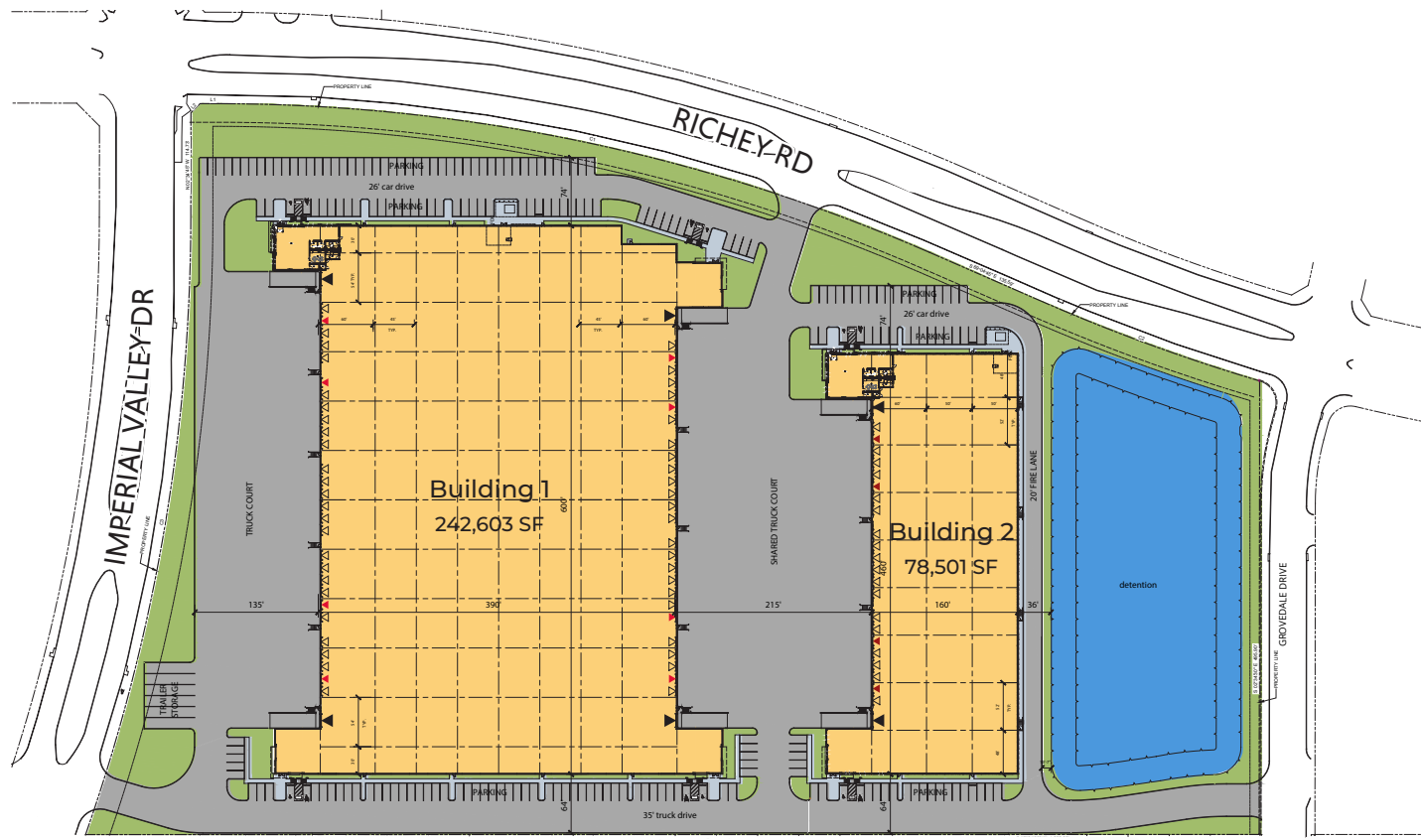


# IMPERIAL CROSSING

Highly Visible Location at Richey Road and Imperial Valley with Direct Access to Hardy Toll Rd  & I-45 

- Two state-of-the-art Class A buildings with 32' and 36' clear heights. The prominent glass storefront entries provide abundant natural light and a strong corporate identity.
- Front Load and Cross Dock design provides maximum flexibility and can accommodate a wide variety of users from 35,000 to 321,104 SF.
- Strategic and Highly Visible Location at the corner of Richey Road and Imperial Drive in the heart of the vibrant north submarket.
- Richey Road offers direct access to I-45 and Hardy Toll Road, along with a recognizable Houston address for tenants.
- National users located in close proximity include: Grocers Supply, CVS, DHL, Cardinal Health, BUNZL, Iron Mountain and Prime Source.

# SITE PLAN ±321,104 SF Total Available | 2 Buildings



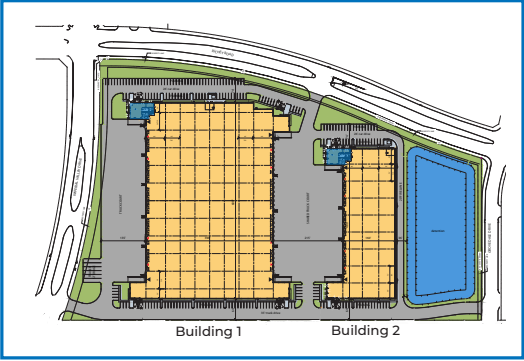
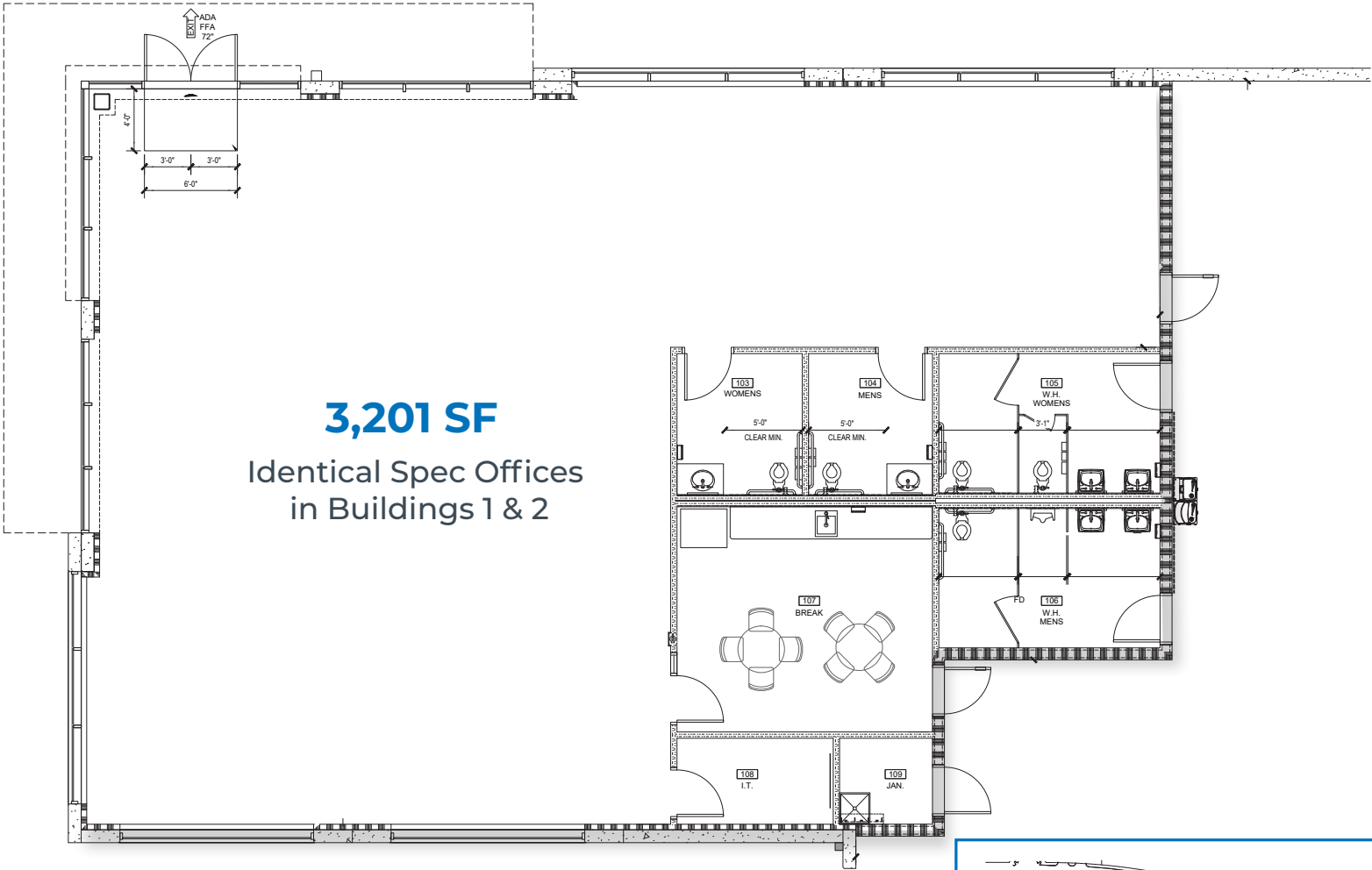
## **BUILDING 1** 702 East Richey Rd

- 242,603 SF
- 3,201 SF Spec Office
- Prominent 30' Glass Storefront Entries
- Cross Dock (390' Deep)
- 36' Clear Height
- 54 Dock High Doors ▲
- Four (4) Ramped Doors (12' x14') ▲
- ESFR Sprinklered
- 60' Speed Bays
- Eight (8) 40K Pit Levelers ▲
- 3 Phase 480 Volt, 3000 kVa

## **BUILDING 2** 750 East Richey Rd

- 78,501 SF
- 3,201 SF Spec Office
- Prominent 30' Glass Storefront Entries
- Front Load (160' Deep)
- 32' Clear Height
- 22 Dock High Doors ▲
- Two (2) Ramped Doors (12' x 14') ▲
- ESFR Sprinklered
- 60' Speed Bays
- Four (4) 35K Pit Levelers ▲
- 3 Phase 480 Volt, 2000 kVa

# SPEC OFFICE PLAN 3,201 SF | Buildings 1 & 2





**IMPERIAL CROSSING**

# PRIME LOCATION

A Prime Location in the Heart of the Vibrant North Houston Market



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