

INSITE



FROM 66,300 TO 82,680 SQUARE FEET

PROJECT DETAILS:

- New tilt-wall construction
- Dock-high, side load
- 32' clear height
- ESFR sprinklers
- 3 Phase/480 Volt – 600 to 1,000 Amp Electrical Services
- Regional detention
- City of Houston utilities
- Located in Harris County
- 2.198 percent tax rate
- No flood plain
- **CALL FOR PRICING**



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ALD-WEST Commerce Center

INSITE

17205-17221 ALDINE WESTFIELD RD • HOUSTON, TX 77073

BUILDING ONE

- 54,600 SF
- Office Built to Suit
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' Speed Bay (52'x48.75' typical bay)
- 130' Truck Court (shared)
- 800 Amp Electrical Service
- 24 Car Parks + 2 Handicap
- Site size: +/-2.49 acres

BUILDING TWO

- 82,680 SF
- Office Built to Suit (3,120 SF Pop-Out)
- 6 (9'x10') Dock High Doors, 1 Ramp (14'x16')
- 60' Speed Bay (52'x48.75' typical bay)
- 190' Truck Court
- 1,000 Amp Electrical Service
- 38 Car Parks + 2 Handicap
- Site size: +/-4.14 acres

BUILDING THREE

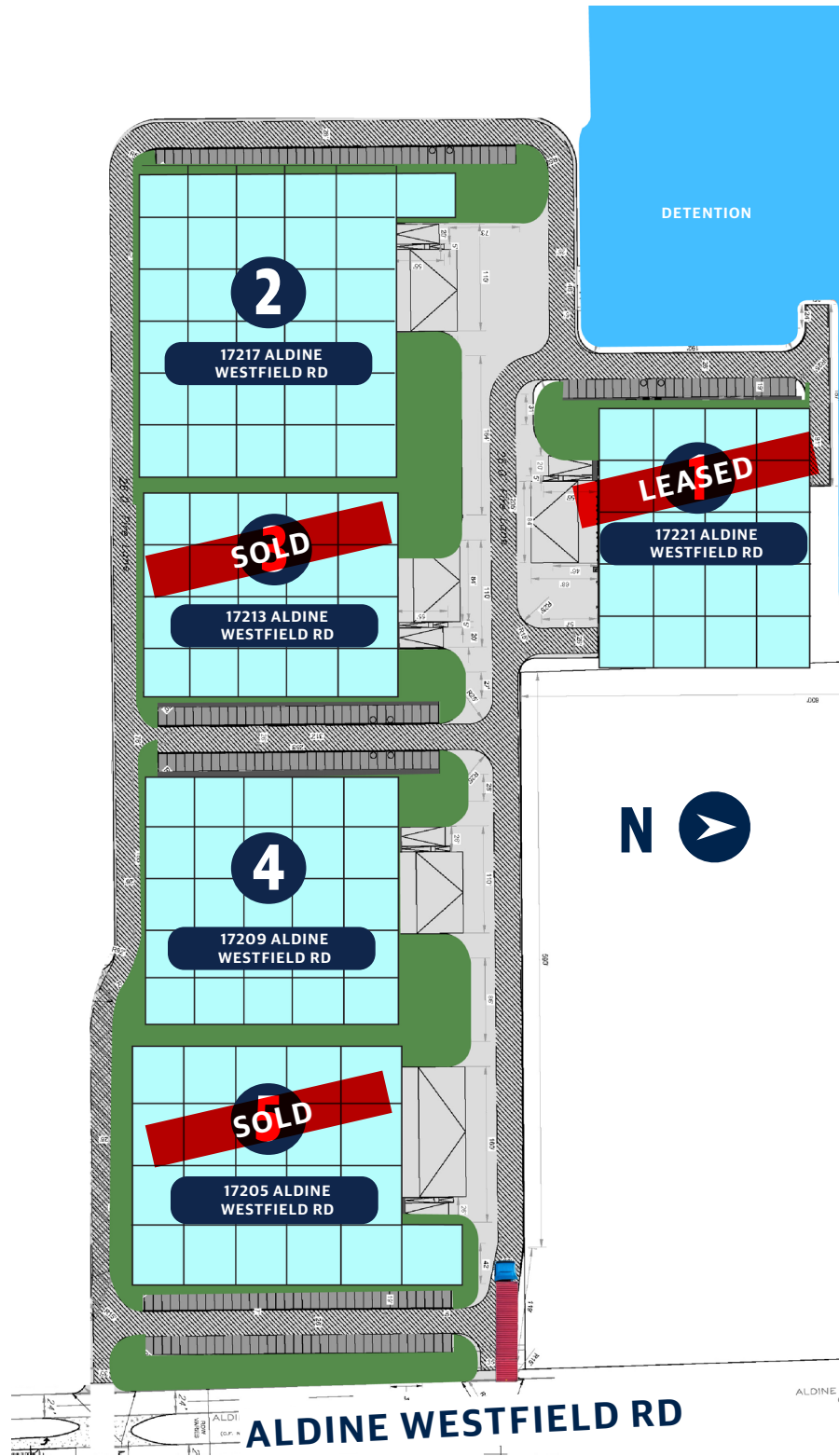
- 53,040 SF
- Office Built to Suit
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' Speed Bay (52'x48.75' typical bay)
- 130' Truck court (shared)
- 29 car parks + 2 handicap
- Site size: +/-2.39 acres

BUILDING FOUR

- 66,300 SF
- Office Built to Suit
- 6 (9'x10') Dock High Doors, 1 Ramp (14'x16')
- 60' Speed Bay (52'x48.75' typical bay)
- 130' Truck Court
- 800 Amp Electrical Service
- 29 Car Parks + 2 Handicap
- Site Size: +/-3.00 Acres

BUILDING FIVE

- 68,400 SF
- Office Built to Suit (3,120 SF Pop-Out)
- 9 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' Speed Bay (52'x48.75' typical bay)
- 130' truck court
- 67 car parks + 2 handicap
- Site size: +/-3.30 acres



CONTACT
INFORMATION

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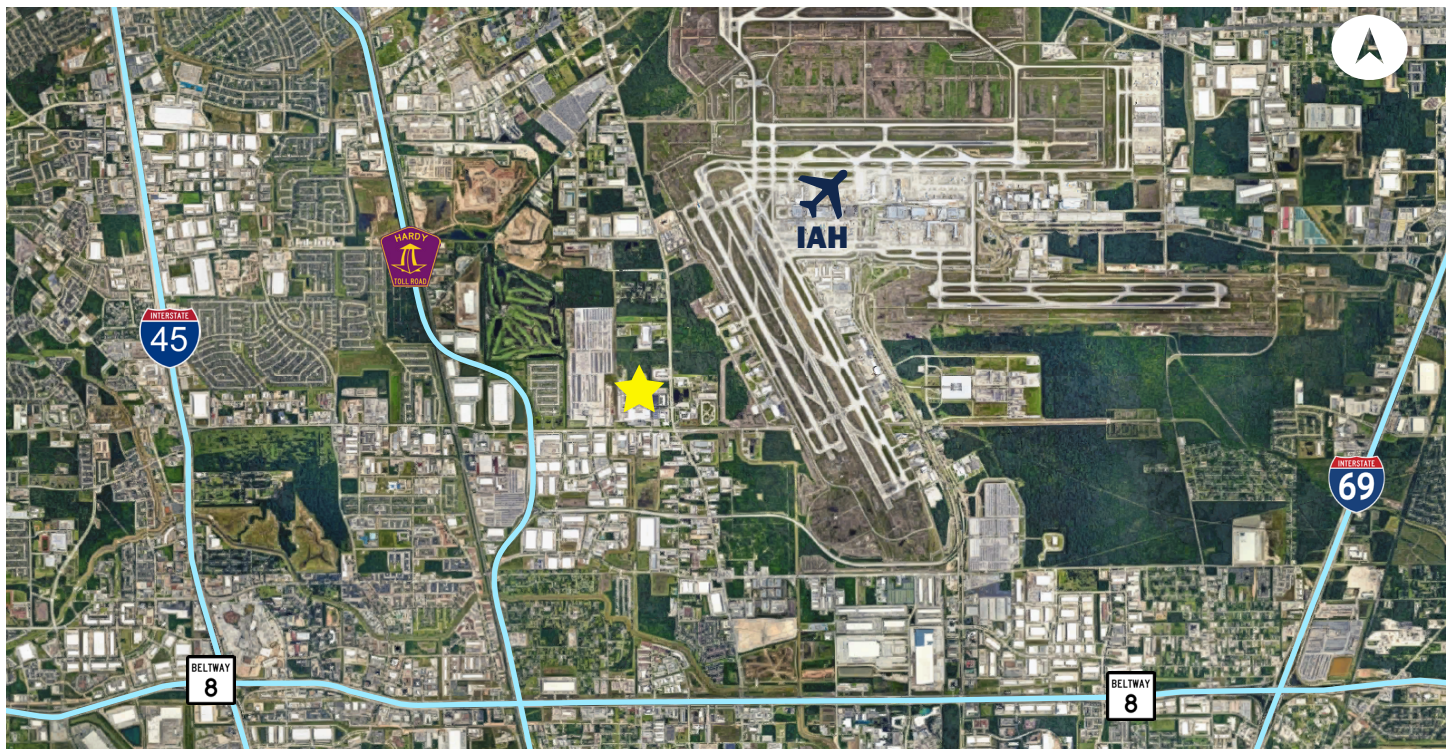
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LEASED

- **Building 1 (54,600 SF) - 17221 Aldine Westfield Rd**
- **Building 2 (82,680 SF) - 17217 Aldine Westfield Rd**

SOLD

- **Building 3 (53,040 SF) - 17213 Aldine Westfield Rd**
 - **Building 4 (66,300 SF) - 17209 Aldine Westfield Rd**
- ## SOLD
- **Building 5 (68,400 SF) - 17205 Aldine Westfield Rd**

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