



# EMPIRE WEST

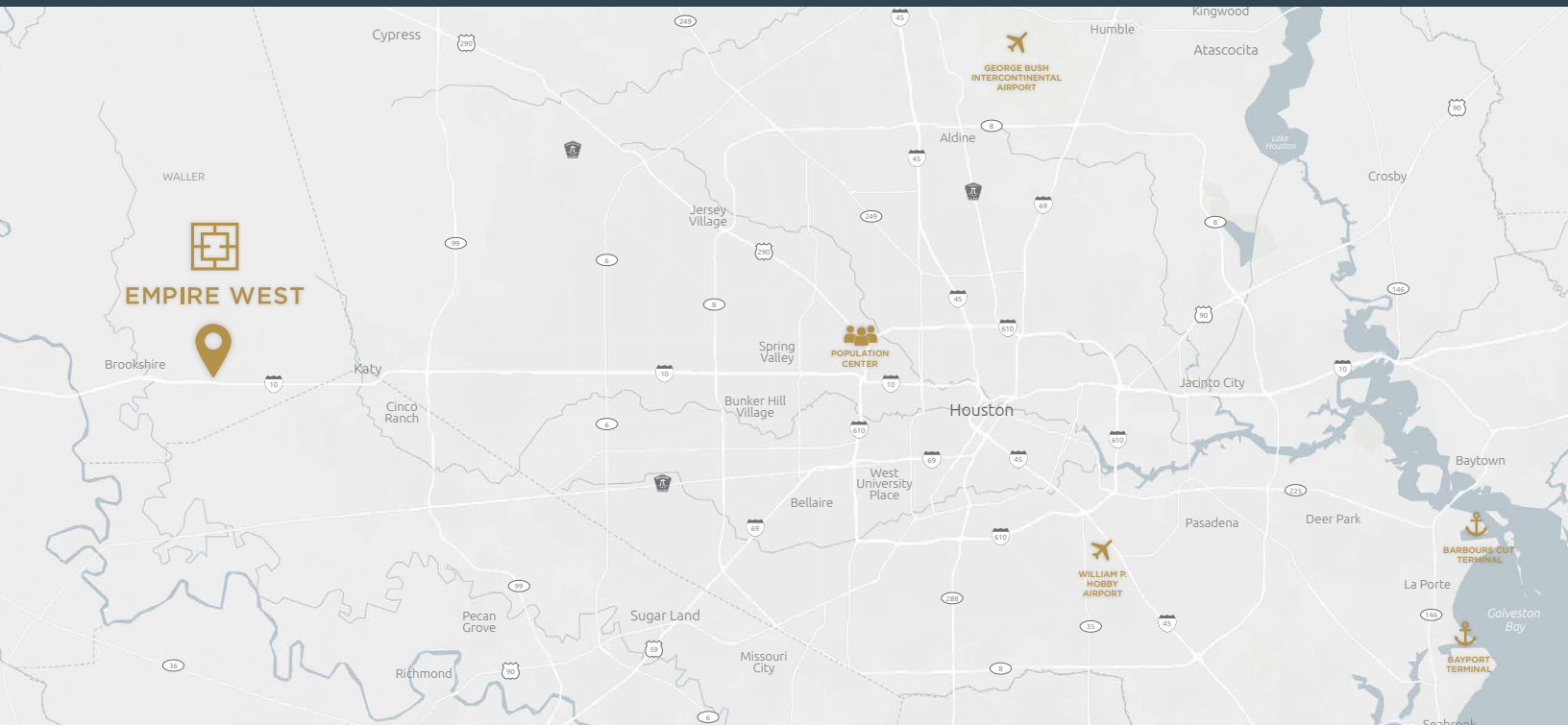
BUILDING 4 | 333,330 SF



CLICK TO VIEW



***The New Frontier.*** Synonymous with expansion and the abundance of opportunity, Empire West is a world-class industrial distribution development located 36 miles west of Houston, in Brookshire, Texas— between two major thoroughfares, Interstate 10 and Highway 90.



## FOR LEASING INFORMATION CONTACT

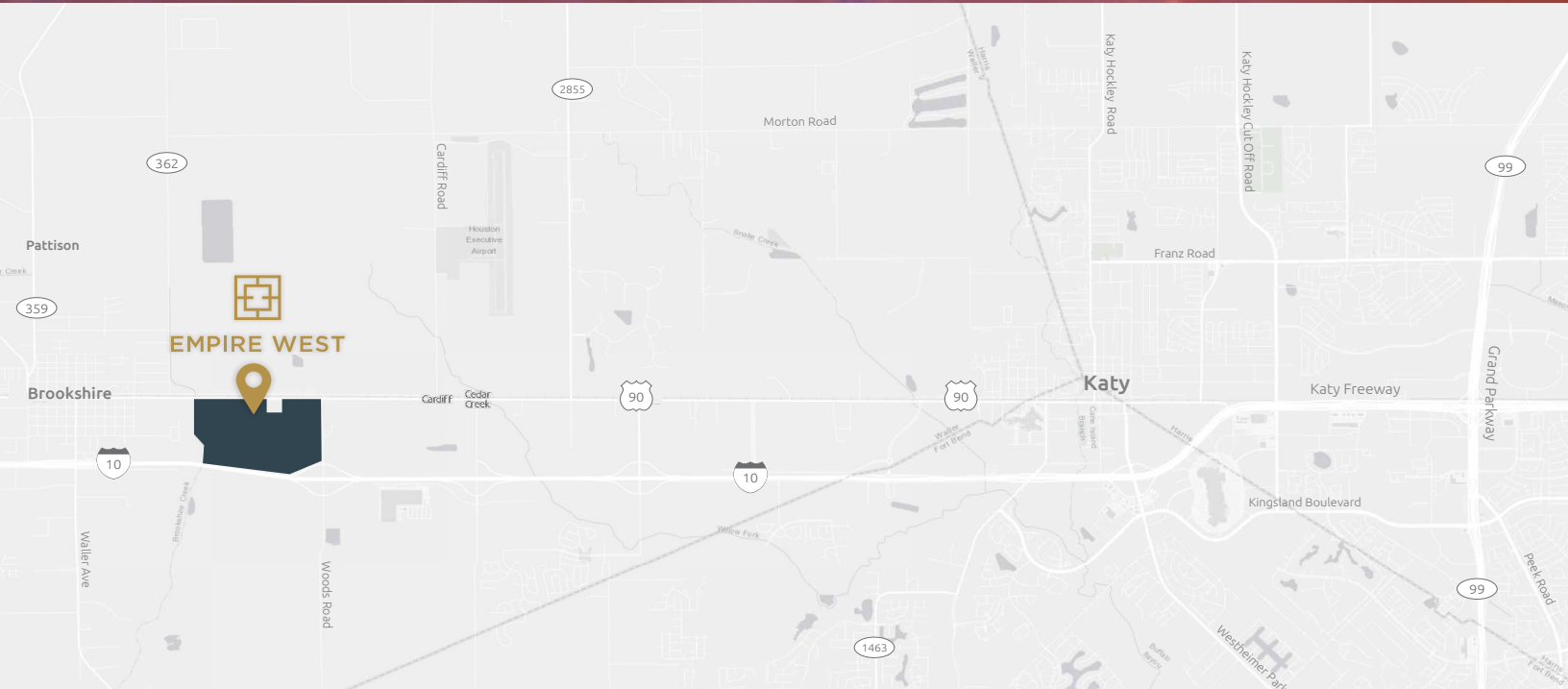
JEREMY LUMBRERAS, SIOR | 713.300.0322 | jlumbreras@streamrealty.com  
WILLIAM CARPENTER | 713.300.8891 | william.carpenter@streamrealty.com





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BUILDING 4 | 333,330 SF



## BUILDING 4 112 EMPIRE BOULEVARD

- 333,330 SF
  - Build-to-suit office
- Cross-dock configuration
- 40' clear height
- ESFR sprinkler system
- Fully fenced and secured
- 540' building depth
- 56' x 52'-6" column spacing
- 60' speed bay
- 185' truck court
- 64 dock-high doors / 2 ramps
- 76 trailer parking spaces
- 7" reinforced and sealed concrete slab
- 79.1 FF / 62.6 FL
- R-9, 60 mil TPO roof
- Control joints caulked
- (2) 2000 amp pad mounted transformers
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500 Year Flood Plan (Unshaded Zone X)

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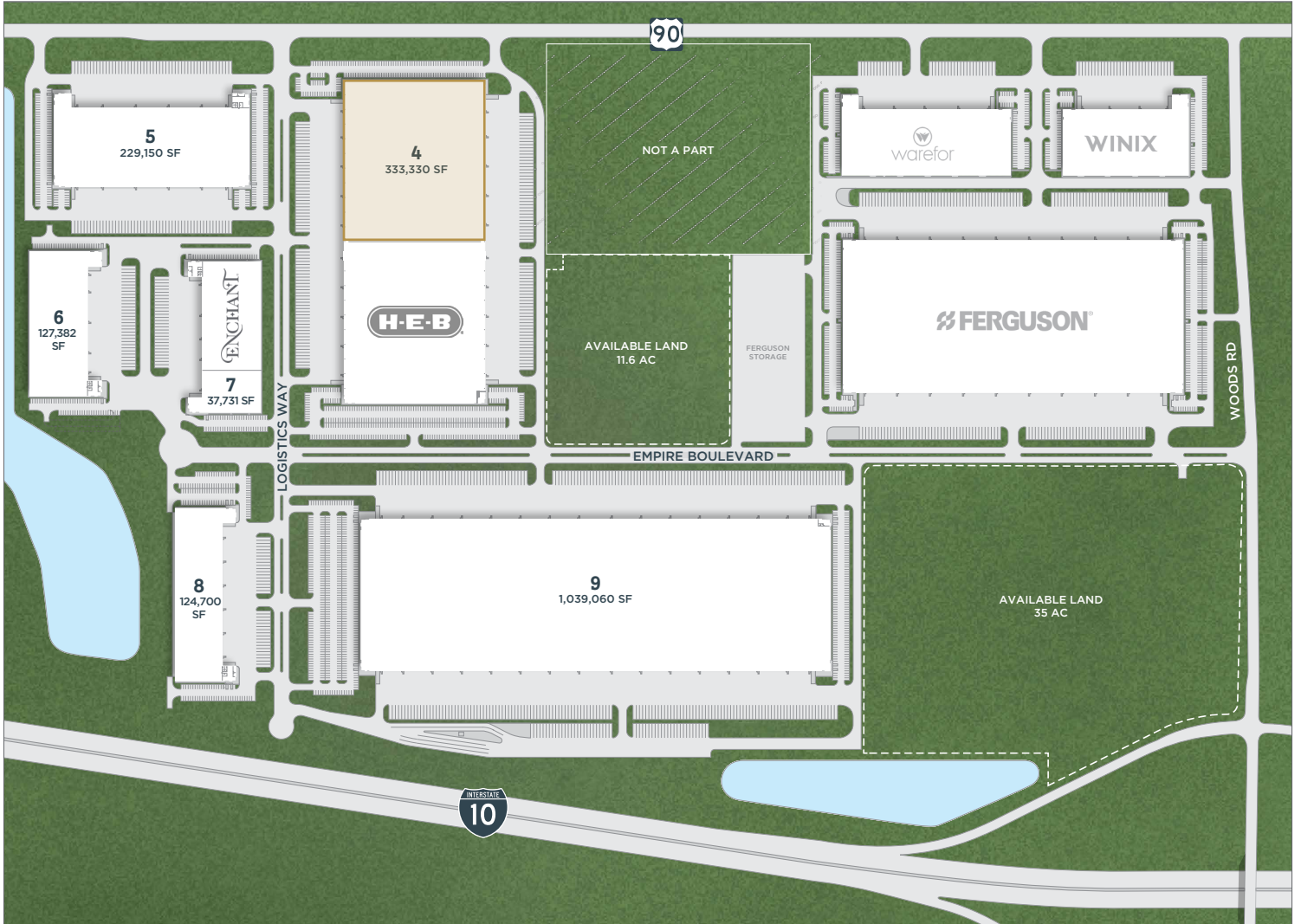
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- AUTO PARKING
- TRAILER PARKING

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