



Southgate

Space Available

Southgate - Building B

13415 Conklin Lane | Houston, TX 77034



Highly Competitive Pricing

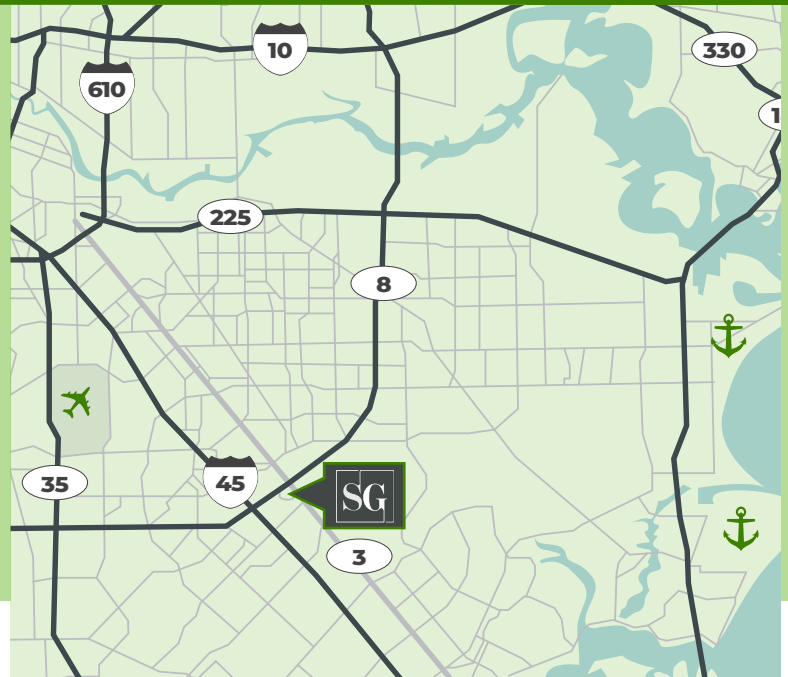
RELATIVE TO NEARBY PROPERTIES

Inquire for details!

Southgate - Building B

A premier 77,160 SF leasing opportunity in the Southeast Houston industrial submarket with **immediate access to Beltway 8**.

The building is move-in ready, featuring a 2,400 SF of spec office build-out, LED warehouse lighting, an ESFR sprinkler system, and a 180' fully fenced truck court, **delivering modern functionality and efficient design** for a wide range of users.



Drive times:

15 minutes
Hobby Airport

26 minutes
Barbour's Cut Terminal

32 minutes
Bayport Container Terminal



For Leasing Information, Contact

Tommy Erwin | 713.516.0052 | tommy.erwin@streamrealty.com

Wilson Kelsey | 832.506.9044 | wilson.kelsey@streamrealty.com



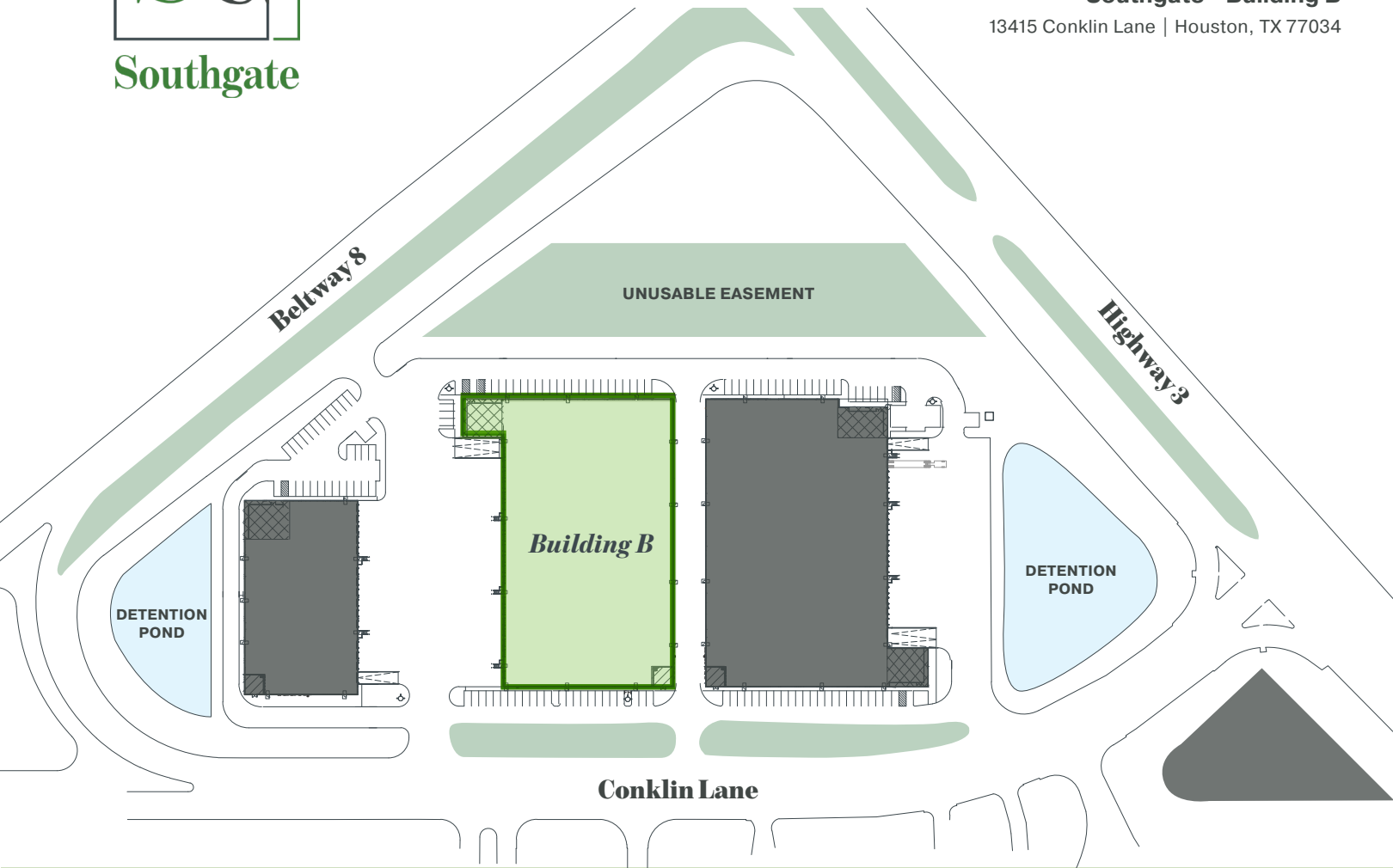


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77,160
TOTAL
SQUARE FEET

53
TOTAL
PARKING SPACES

2,400
OFFICE
SQUARE FEET

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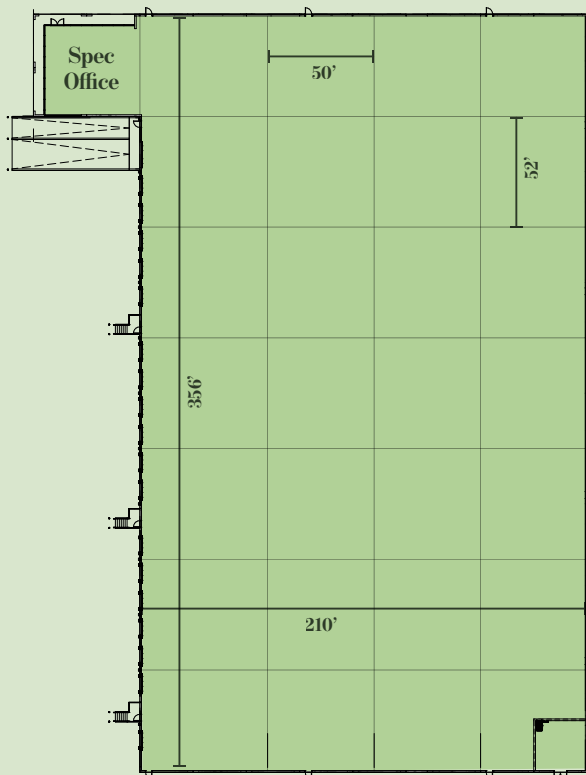


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Building Features:

- 77,160 SF
- 2,400 SF spec office
- Front-load configuration
- 32' clear height
- 210' building depth
- 53 parking spaces
- 19 dock-high doors (9'x10')
- 1 ramp (12'x14')
- 180' shared fenced truck court
- LED warehouse lighting at 2 lights per bay
- ESFR Sprinkler system
- 800 amps (ability to increase to 1,600 amps)
- Whiteboxed warehouse interior
- 6' clerestory windows

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Excellent location allows immediate access to *Beltway 8 and I-45 with great proximity to Port Houston.*

Map Key:

■ Ingress ■ Egress



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For Leasing Information

713.300.0300

www.streamrealty.com