

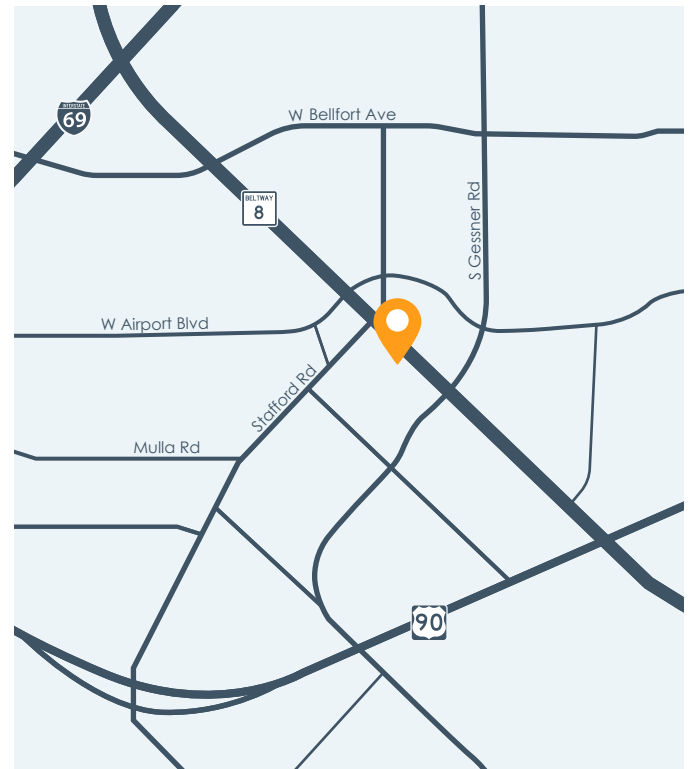


BUILDING FEATURES

- Direct access and visibility to Beltway 8 with exceptional access to Interstate-69 and Highway 90
- Tall glass entries with canopies
- Rear-load configuration
- ESFR sprinklered

SUITE FEATURES

- 45,000 SF total
- 37,393 SF warehouse
- 7,607 SF office
- 32' clear height
- 14 dock-high doors / 1 ramp
- 106' truck court
- 39' x 51' column spacing



BELTWAY EXCHANGE

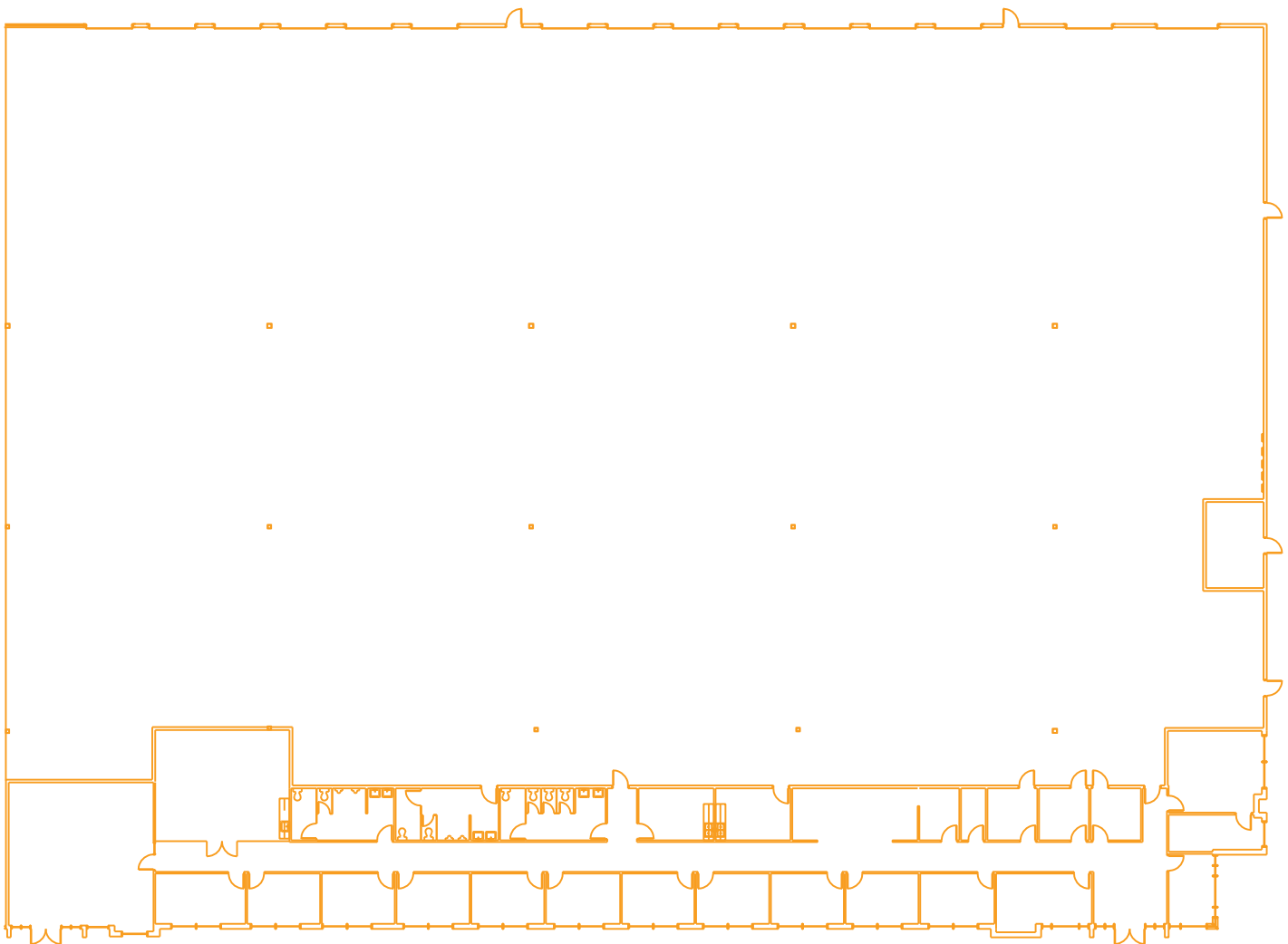
at colony crossing

45,000 SF AVAILABLE

10401 S SAM HOUSTON PKWY W | HOUSTON, TX 77071

OHD
DOCK
HIGH

OHD
DRIVE-IN



For leasing information, please contact Stream Realty Partners
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