



Blue Ridge

COMMERCE CENTER

For Sale or Lease

STATE-OF-THE-ART, CLASS-A INDUSTRIAL PARK

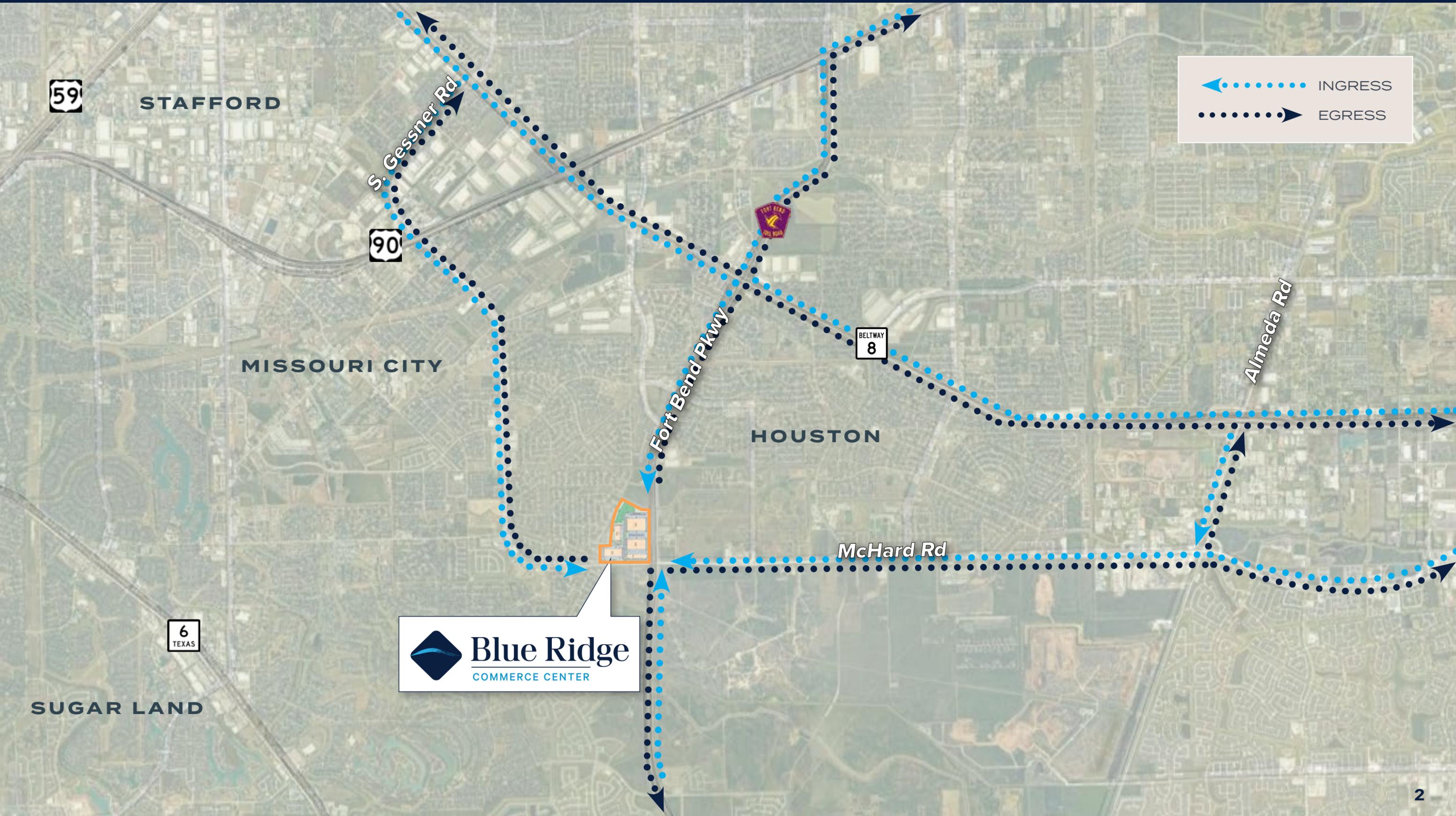
Fort Bend Pkwy & McHard Rd | Houston, Fort Bend County, TX



Trammell Crow Company

Daiwa House Texas Inc. **CBRE**

PARK ACCESS



←..... INGRESS
.....→ EGRESS



Blue Ridge
COMMERCE CENTER

AERIAL VIEW FACING NORTH



1

2

5

4

3

**MODERN LOGISTICS.
DELIVERED.**

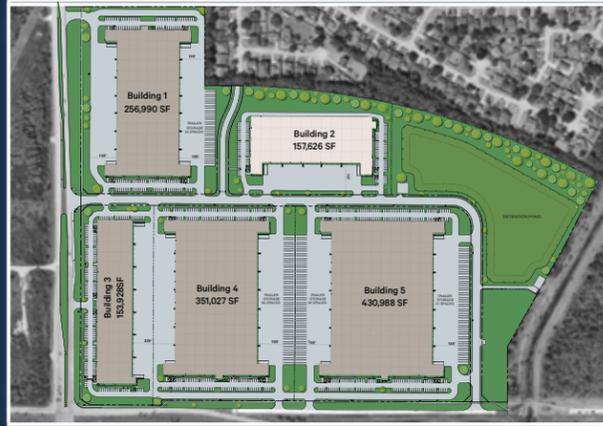
McHard Rd

Hillcroft Ave

Fort Bend Pkwy



SITE PLAN - BUILDING 2



SITE AND SHELL

- ±157,626 SF Front-Load (Divisible)
- Structural Tilt-Wall Construction
- 32' Clear Height
- 60' x 52' Typical Column Spacing with 60' Speed Bays
- 105 Car Stalls (Includes 4 EV-Ready Parking Stalls)
- 6" Reinforced Slab
- (2) Drive-In Ramps
- (30) 9'x10' O.H. Doors | (2) 12'x14' O.H. Doors
- White Interior Warehouse Walls and Columns
- ESFR Sprinkler System
- 135' Truck Court
- LED Site Lighting
- Electrical Service with 1,600 Amps (Expandable)
- 60 Mil TPO Roof Membrane

ROOFTOP SOLAR ENERGY SYSTEM

- Est. Production 184 kWh
- 80 Mil TPO Roof Membrane Under Solar Panels

TENANT IMPROVEMENTS

- ±3,590 SF Speculative Office Space
- Multi-Zoned HVAC System
- Separate Office & Warehouse Restrooms
- LED Warehouse Lighting
- (8) 40K Lbs Capacity Dock Levelers (Expandable)



**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

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Trammell Crow Company

Daiwa House Texas Inc.

CBRE

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