

±451,008 SF - Q3 2023 DELIVERY - RAIL SERVED



±451,008 SF RAIL SERVED BY UPRR - Q3 2023 DELIVERY



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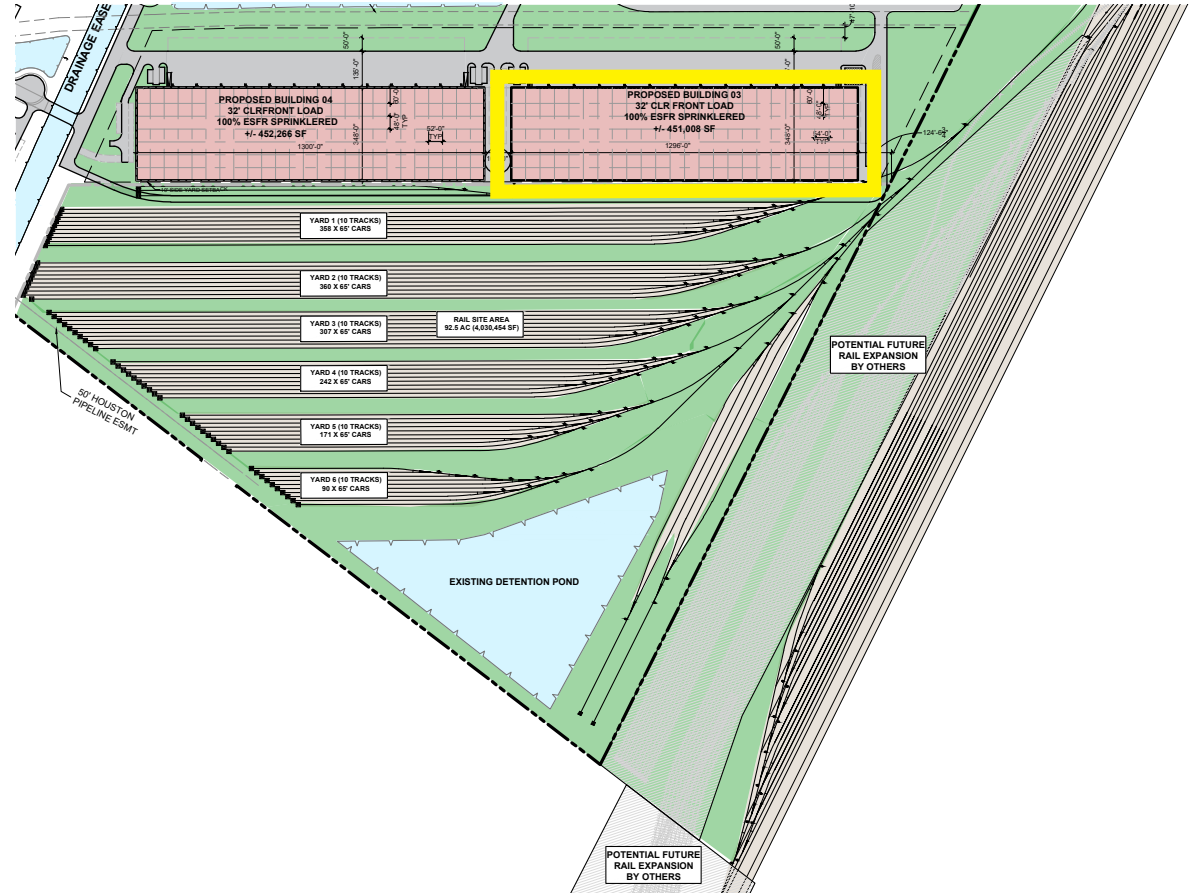
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BUILDING 3 FEATURES & SPECS

- Total Building Area: ±451,008 SF
- Office Area: Build-to-Suit
- Rail Served Building
- Front Load Configuration
- 60' Speed Bays
- 48' x 54' Bays (typ)
- 32' Clear Height
- ESFR Sprinklers
- Rail Served by UPRR
- Foreign Trade Zone #84
- On-Site Truck, Trailer, Contractor & Rail Storage
- Favorable OPEX Rate
- **Please Contact Broker for Pricing**



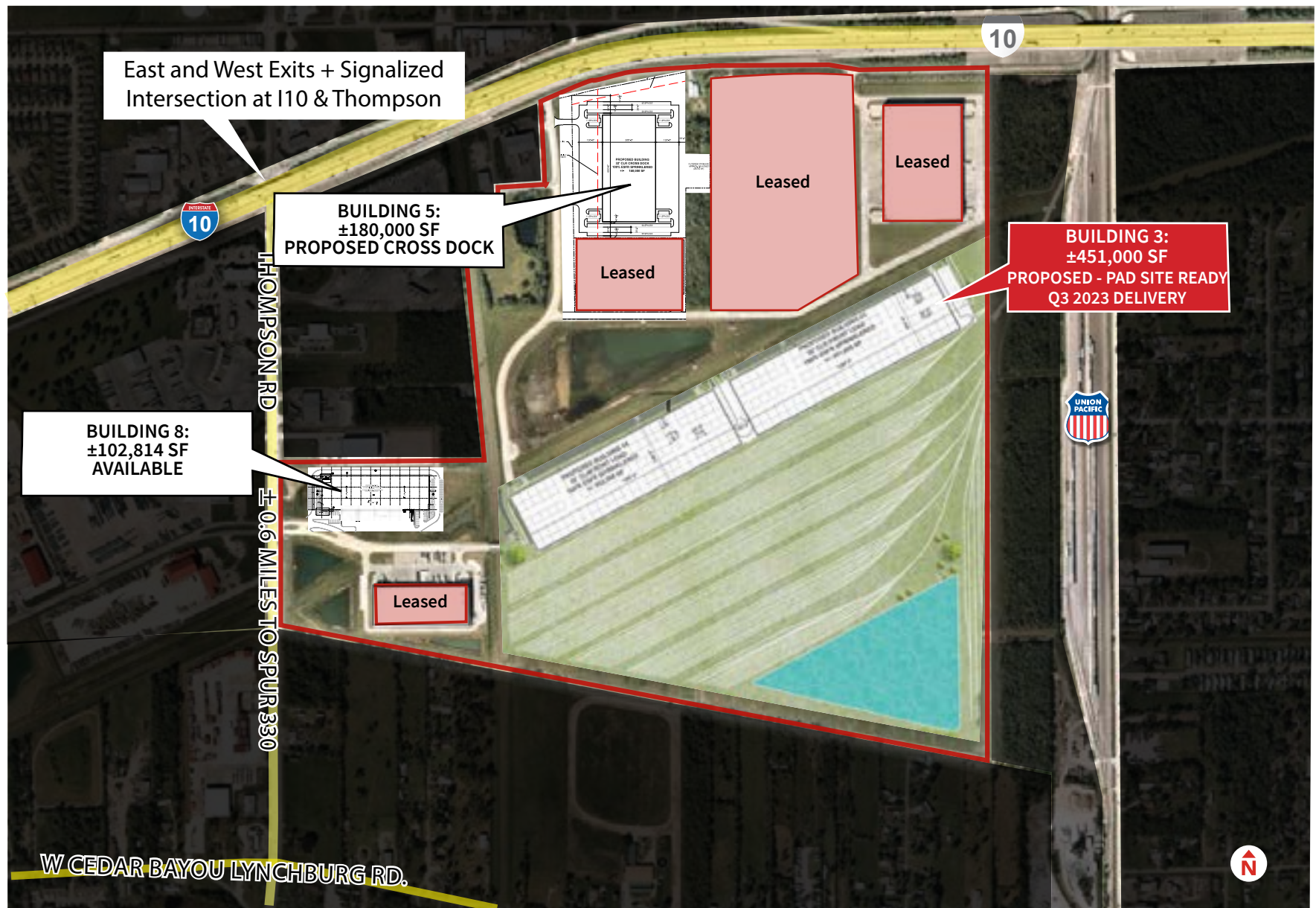
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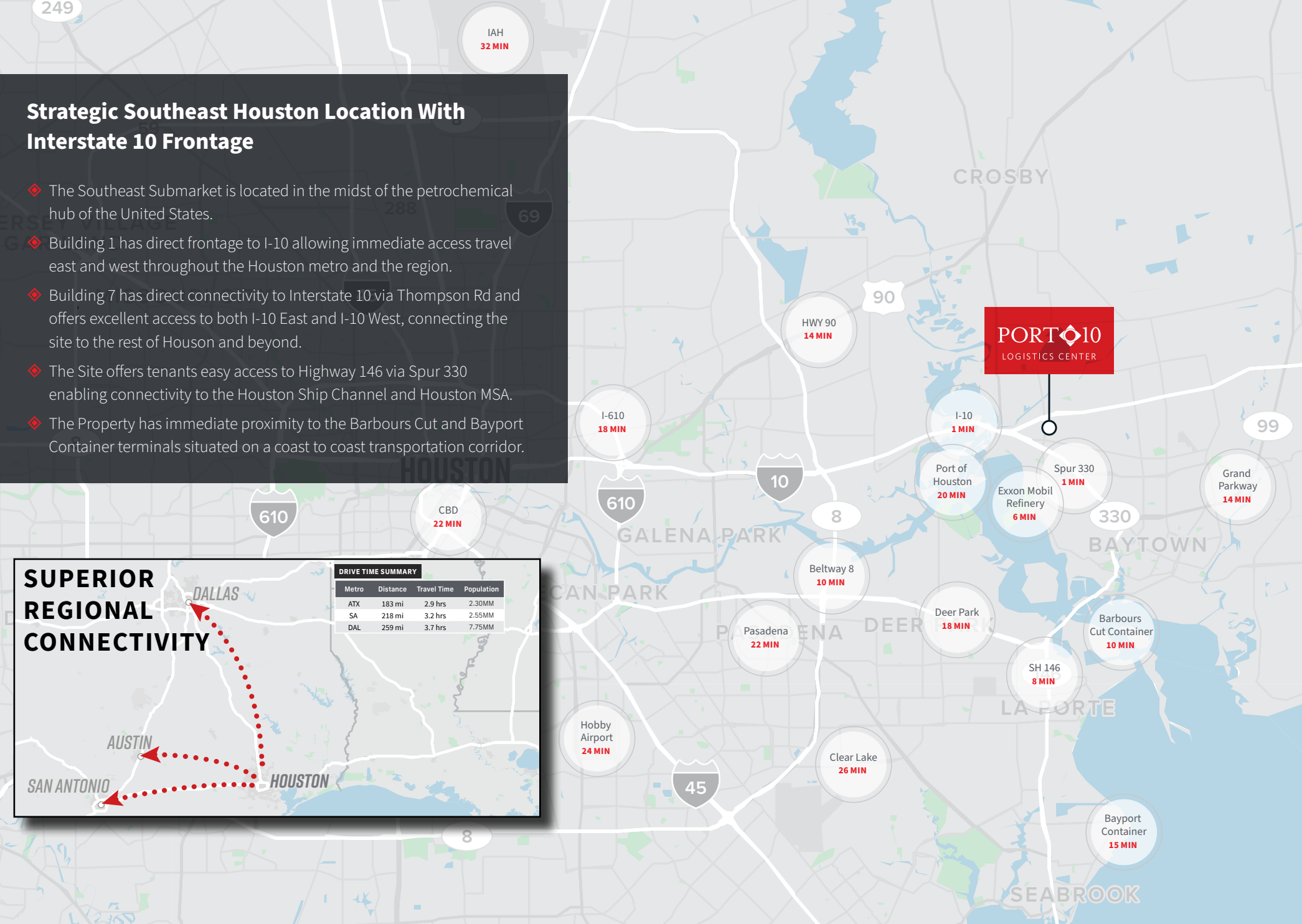


Strategic Southeast Houston Location With Interstate 10 Frontage

- ◆ The Southeast Submarket is located in the midst of the petrochemical hub of the United States.
- ◆ Building 1 has direct frontage to I-10 allowing immediate access travel east and west throughout the Houston metro and the region.
- ◆ Building 7 has direct connectivity to Interstate 10 via Thompson Rd and offers excellent access to both I-10 East and I-10 West, connecting the site to the rest of Houston and beyond.
- ◆ The Site offers tenants easy access to Highway 146 via Spur 330 enabling connectivity to the Houston Ship Channel and Houston MSA.
- ◆ The Property has immediate proximity to the Barbours Cut and Bayport Container terminals situated on a coast to coast transportation corridor.

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	183 mi	2.9 hrs	2.30MM
SA	218 mi	3.2 hrs	2.55MM
DAL	259 mi	3.7 hrs	7.75MM



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