

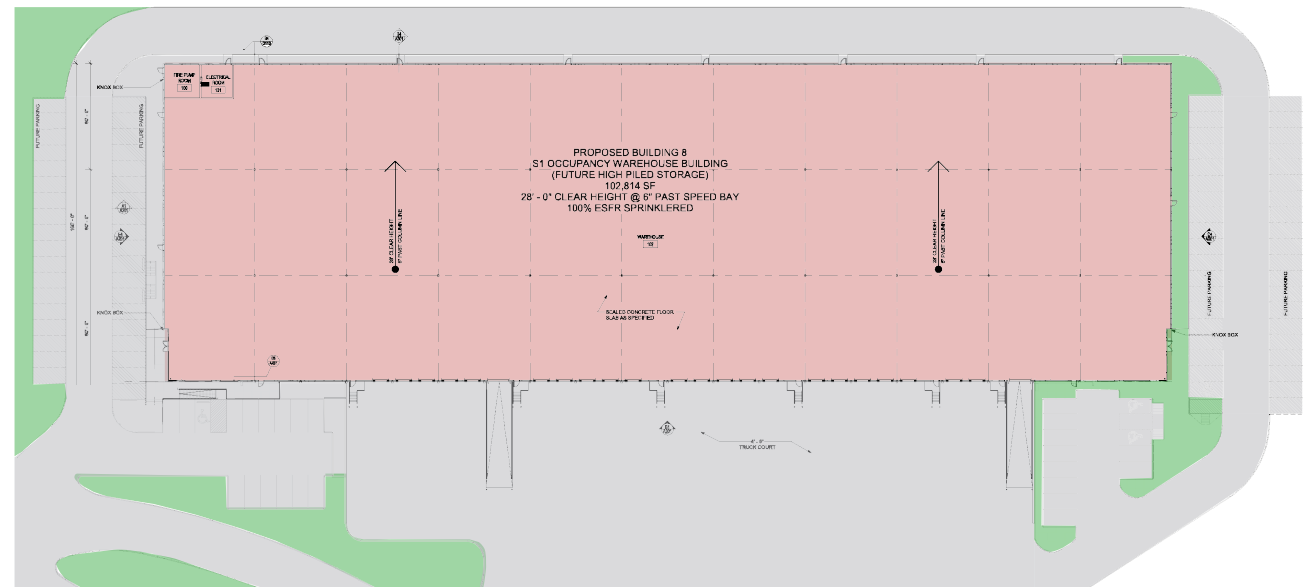
±102,814 SF Available - Front Load

±2,000 SF PRE-FINISHED OFFICE
& LED LIGHTS IN PLACE



BUILDING 8 FEATURES & SPECS

- Total Building Area: ±102,814 SF
- Office Area: ±2,000 SF
- Front Load Configuration
- ESFR Sprinklers
- 28' Clear Height
- (22) 9' x 10' Dock Doors
- (2) 12' x 14' Ramp Doors
- LED Lights
- 104 Employee Spaces
- 60' Speed Bays
- 52' x 56' Bays (typ.)
- Foreign Trade Zone #84
- On-Site Truck and Trailer Storage
- Favorable Opex Rate
- **Please Contact Broker for Pricing**



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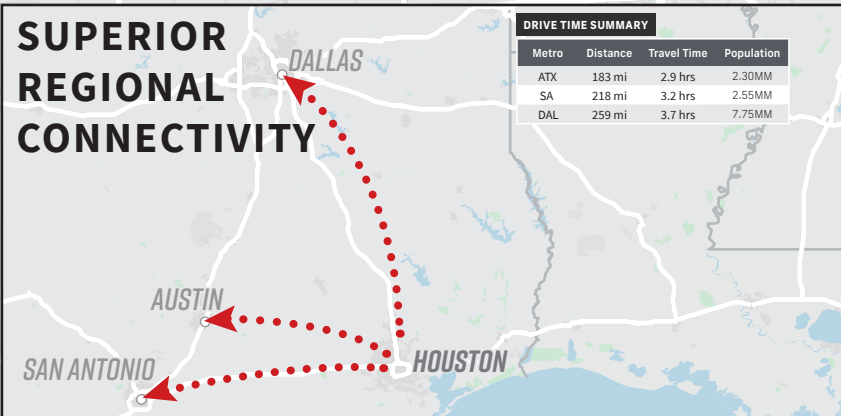
Strategic Southeast Houston Location With Interstate 10 Frontage

- ◆ 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



IAH
32 MIN

CROSBY

PORT 10
LOGISTICS CENTER

HWY 90
14 MIN

I-610
18 MIN

I-10
1 MIN

Port of Houston
20 MIN

Exxon Mobil Refinery
6 MIN

Spur 330
1 MIN

Grand Parkway
14 MIN

610

CBD
22 MIN

610

10

8

330

99

GALENA PARK

Beltway 8
10 MIN

Deer Park
18 MIN

Barbours Cut Container
10 MIN

DALLAS

AUSTIN

SAN ANTONIO

HOUSTON

Pasadena
22 MIN

SH 146
8 MIN

LA PORTE

Hobby Airport
24 MIN

Clear Lake
26 MIN

Bayport Container
15 MIN

45

SEABROOK



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