



# PORT225

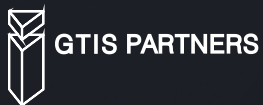
COMMERCE CENTER

**BUILDING A**

**±128,992 SF FOR LEASE**



**DELIVERING Q4 2024**



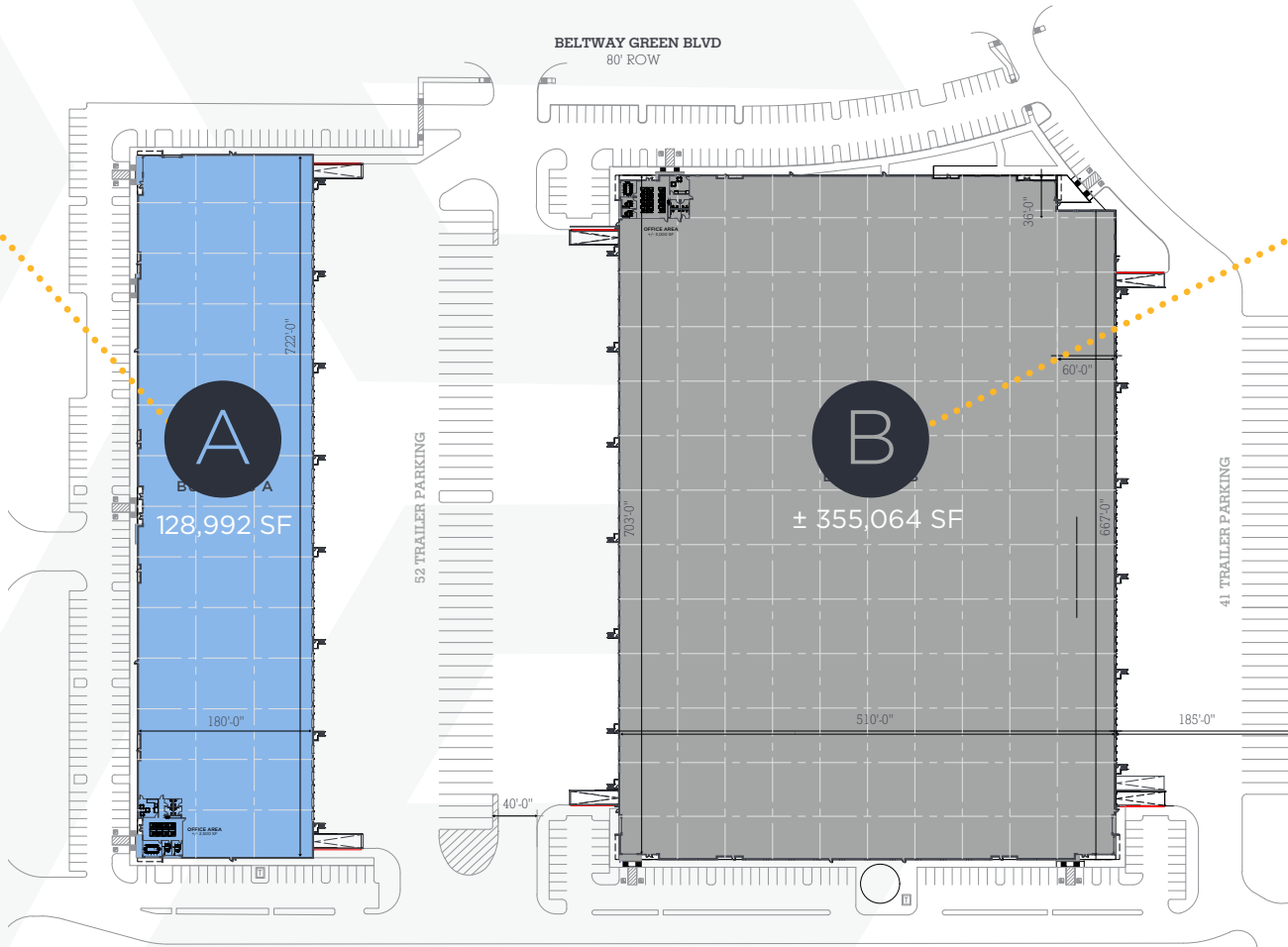
**3005 HWY 225 | TX, 77503**



# Full Site Plan

## BUILDING A

- Office: 2,500 SF
- Rear load
- Up to 52 trailer parks
- 179 auto parks
- 32' clear
- 54' x 60' column spacing
- 60' speed bays
- 42 dock high doors
- 2 drive in ramps
- ESFR sprinklers
- LED lights
- Beltway 8 frontage and access
- 130' truck court

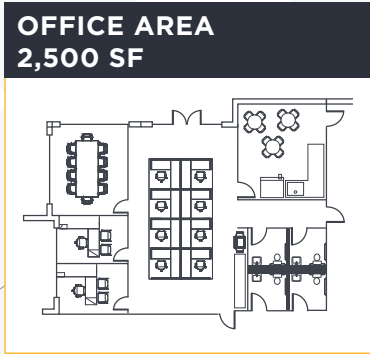


## BUILDING B

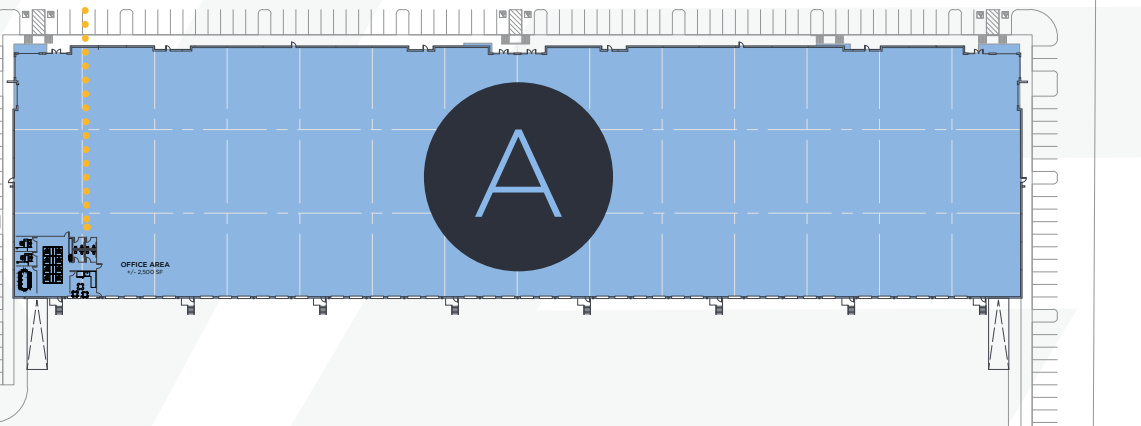
- Office: 3,000 SF
- Cross dock configuration
- 36' clear
- 56' x 48-9" column spacing
- 60' speed bays
- 60 dock high doors
- 4 drive in ramps
- Up to 62 trailer parks
- 179 auto parks
- ESFR sprinklers
- LED lights
- 130' truck court

# Building A

**128,992 SF**  
(DIVISIBLE)



EAST SAM HOUSTON PARKWAY  
ROW VARIES



52 TRAILER PARKING



Office  
2,500 SF



Rear Load



32'  
Clear Height



54' x 60"  
Column Spacing



60'  
Speed Bays



42 Dock  
High Doors



2 Drive in  
Ramps



Up to 52  
Trailer Parks



179  
Auto Parks



ESFR  
Sprinklers



LED Lights

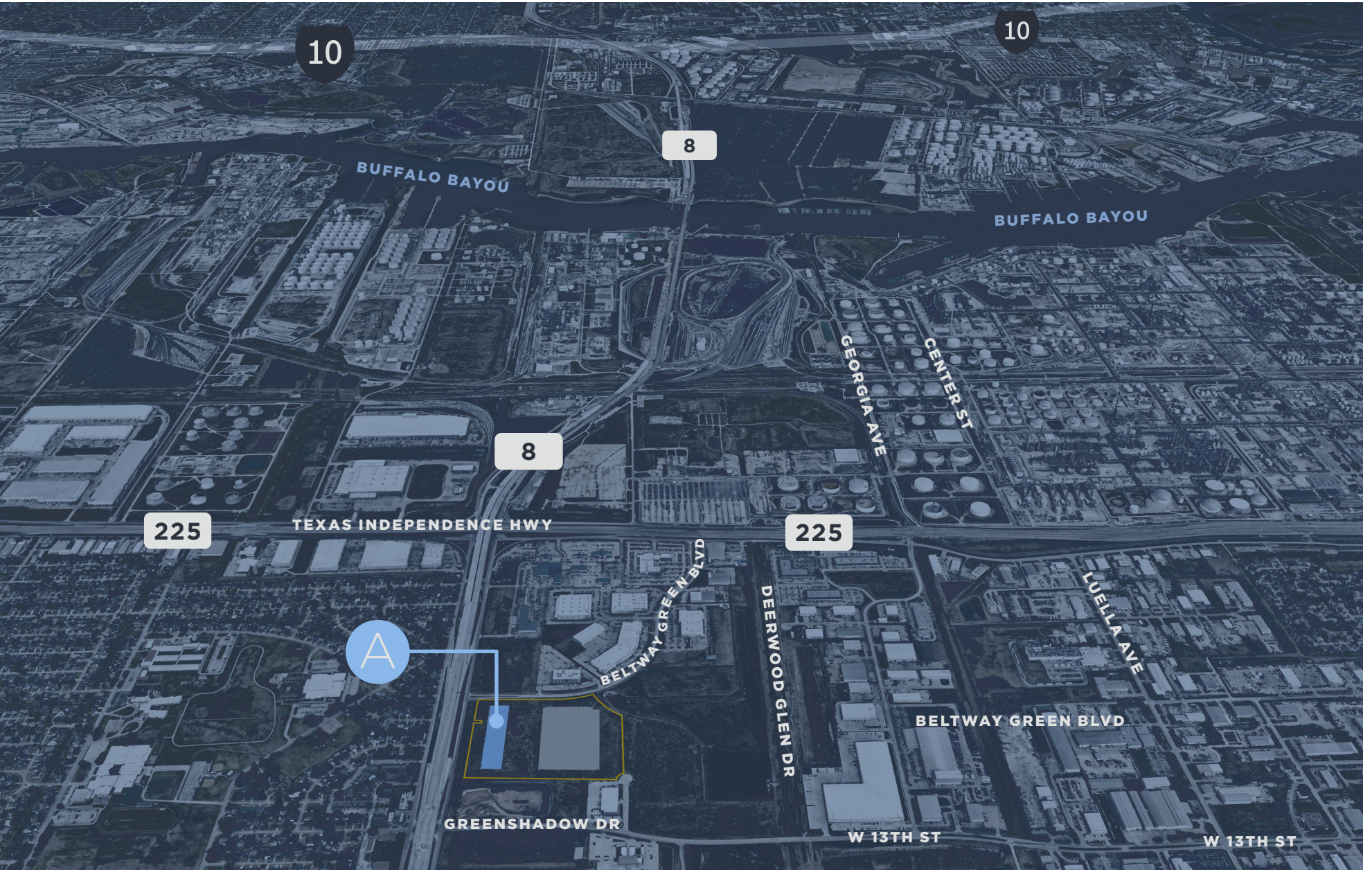


130' Truck  
Court

BUILDING SPECS



# Location Aerial







# PORT225

COMMERCE CENTER

**For More Information, Please Contact:**

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