



PORT225

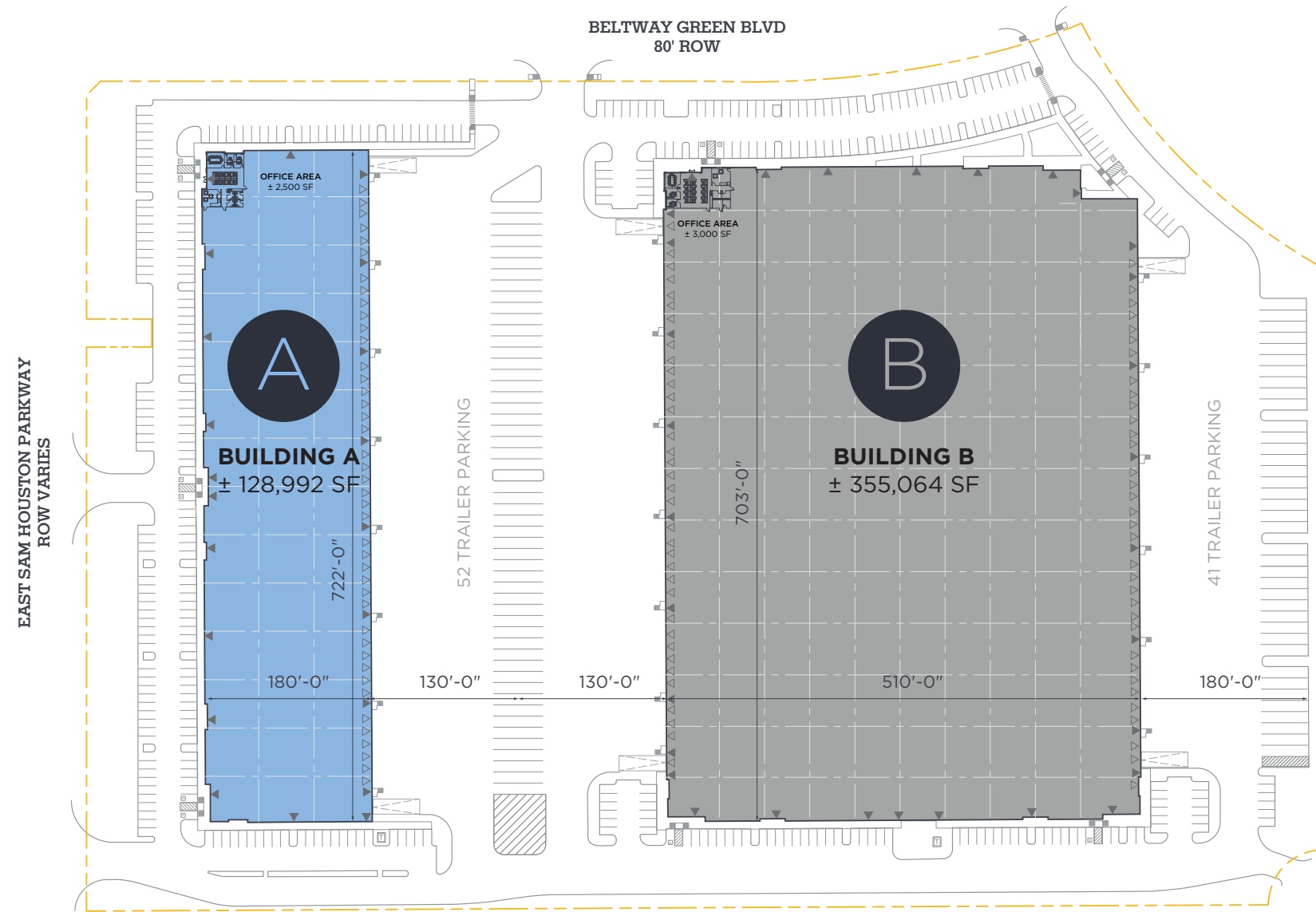
COMMERCE CENTER

UP TO ±484,056 RSF INDUSTRIAL PARK
FOR LEASE



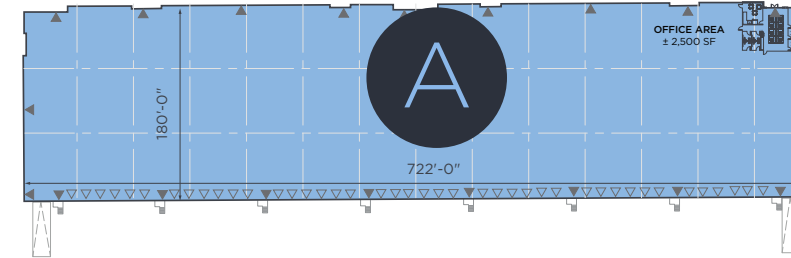
DELIVERING Q4 2024

Site Plan



Building A

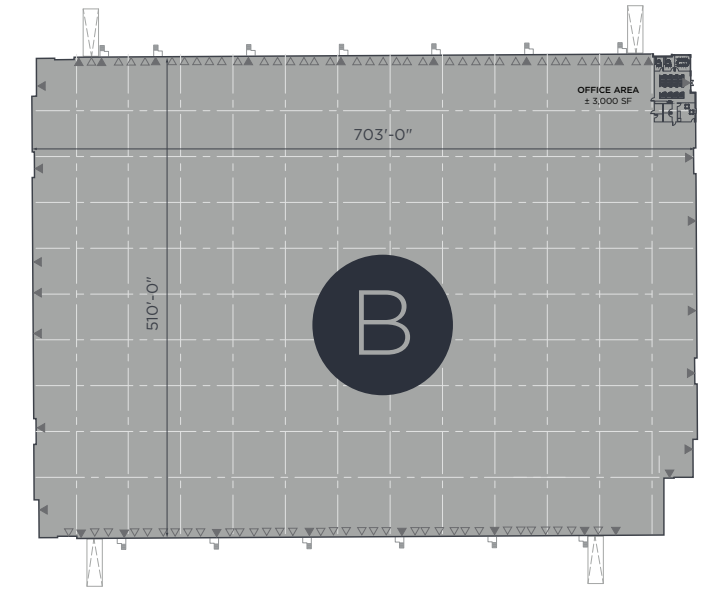
128,992 SF
(DIVISIBLE)



- 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 depth

Building B

355,064 SF
(DIVISIBLE)



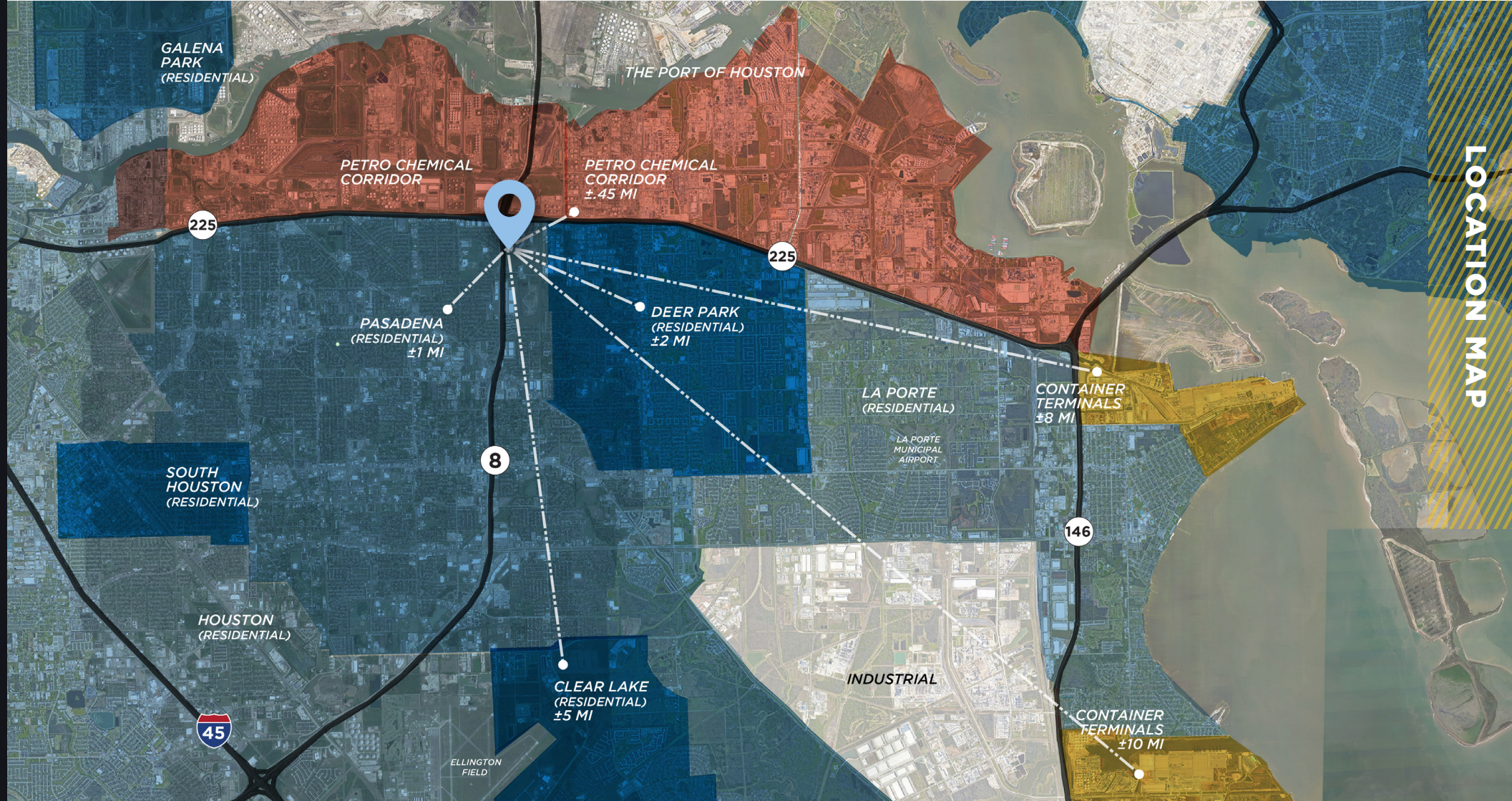
- Office: 3,000 SF
- Cross dock configuration
- 36' clear
- 56' x 48-9" column spacing
- 60' speed bays
- 60 dock high doors
- 4 drive in ramps
- Up to 62 trailer parks
- 179 auto parks
- ESFR sprinklers
- LED lights
- 130' truck court depth

MASTER PLAN

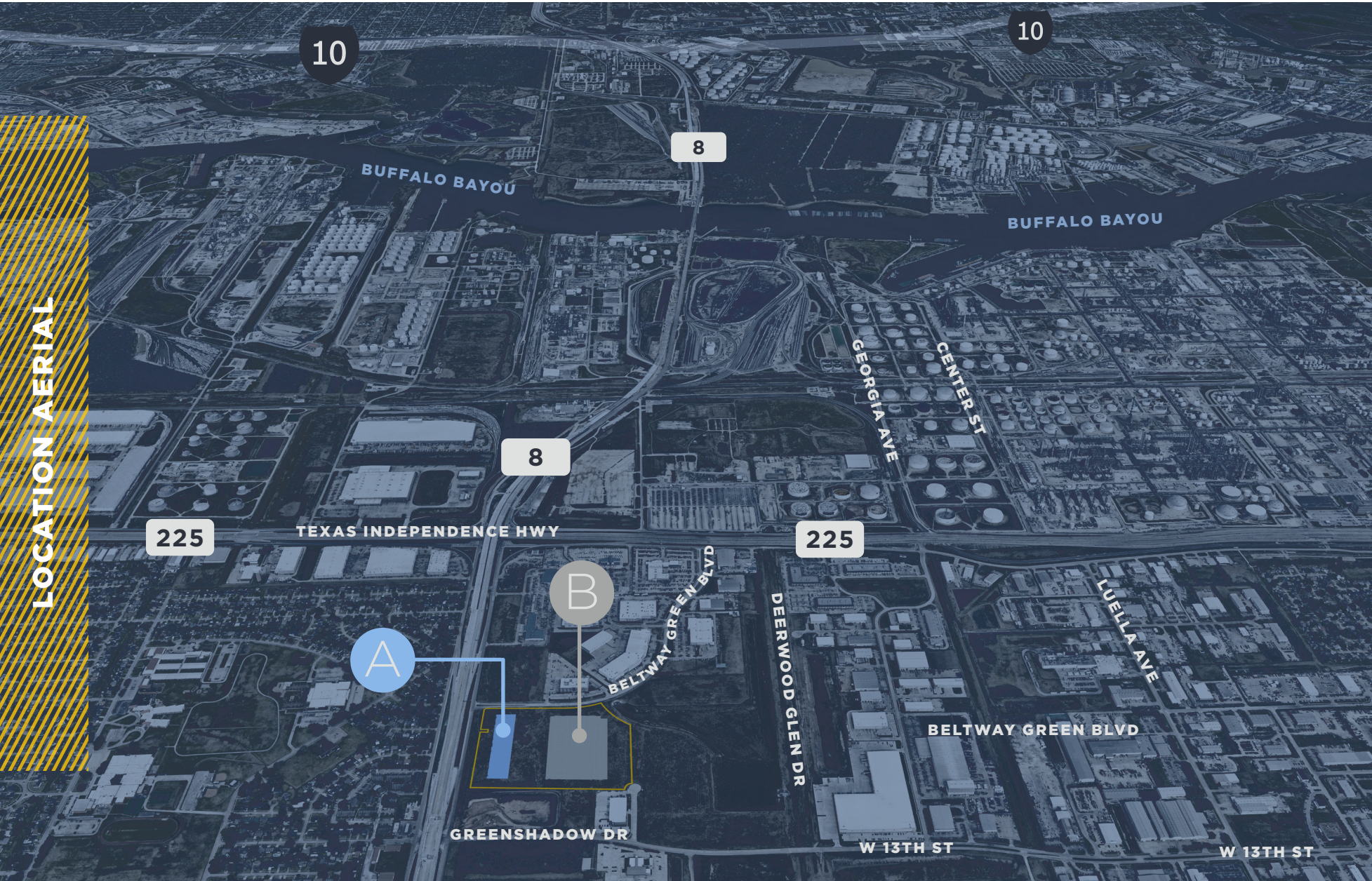
BUILDING SPECS

Positioned for Streamlined Success

Your Industrial Advantage — Houston's Superior Accessibility



Excellent Labor Access



Top-ranked Port of Houston

HOUSTON IS A VIBRANT, GROWING, INTERNATIONAL CITY FUELED BY TRADE, WHICH CERTAINLY SHOWS IN THE PORT'S TRADE STATISTICS.

Largest Gulf Coast container port, handling **70% of U.S.** Gulf Coast container traffic

Largest Texas port with **97% market share** in containers Statistical Highlights for the Houston Ship Channel complex

2021: **193.8 million** short tons
2020: **276 million** short tons

1st ranked U.S. port in foreign waterborne tonnage

1st ranked U.S. port in total foreign and domestic waterborne tonnage

3rd ranked U.S. port in terms of total foreign cargo value \$169.7 B

7th ranked U.S. container port by total TEUs

1st ranked (2021) Largest Texas port with 35% of market share by tonnage

STATISTICAL HIGHLIGHTS



PORT225

COMMERCE CENTER

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