







### **LOCATION HIGHLIGHTS:**

- Adjacent to George Bush International Airport (IAH)
- Access to Major Thoroughfares, including I-69, I-45, Beltway 8, and FM 1960.
- Desirable Location for Air Cargo Users

20,280 SF





### **SPACE FEATURES**

### 20,280 SF AVAILABLE

- Suite 150 1,000 SF Office
- Suite 170 1,846 SF Office
- Total 2,846 SF Office
- 17,434 SF Warehouse

#### **UNIT FEATURES**



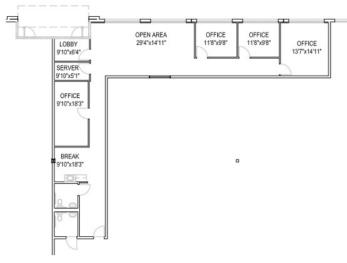
- (8) 9'x10' Dock High Doors
- (1) 12'x14' Dock High Door
- (1) 12'x14' Drive-In Door
- 52' x 40' Column Spacing
- 24' Clear Height
- ESFR Sprinkler System
- Rear Load Configuration
- Ample Parking



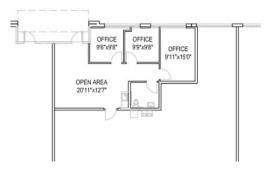




# 20,280 SF - Floor Plan

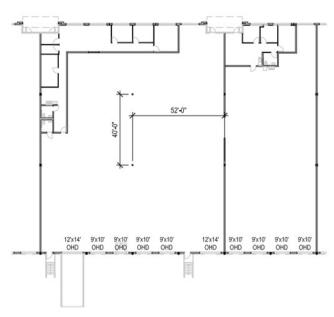


OFFICE PLAN (WEST)



OFFICE PLAN (EAST)

13,520 SF + 6,760 SF = 20,280 SF



OVERALL LEASE AREA







## **AERIAL**



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