



I-10 WEST TRADE CENTER

I-10 WEST TRADE CENTER
31270 KINGSLAND BOULEVARD
BROOKSHIRE, TX 77423

A HUNT SOUTHWEST DEVELOPMENT



FOR LEASE – 1,051,549 SF STATE-OF-THE-ART, DISTRIBUTION/FULFILLMENT FACILITY



FOR MORE
INFORMATION:

JASON DILLEE
713-577-1796

NATHAN WYNNE
713-577-1724





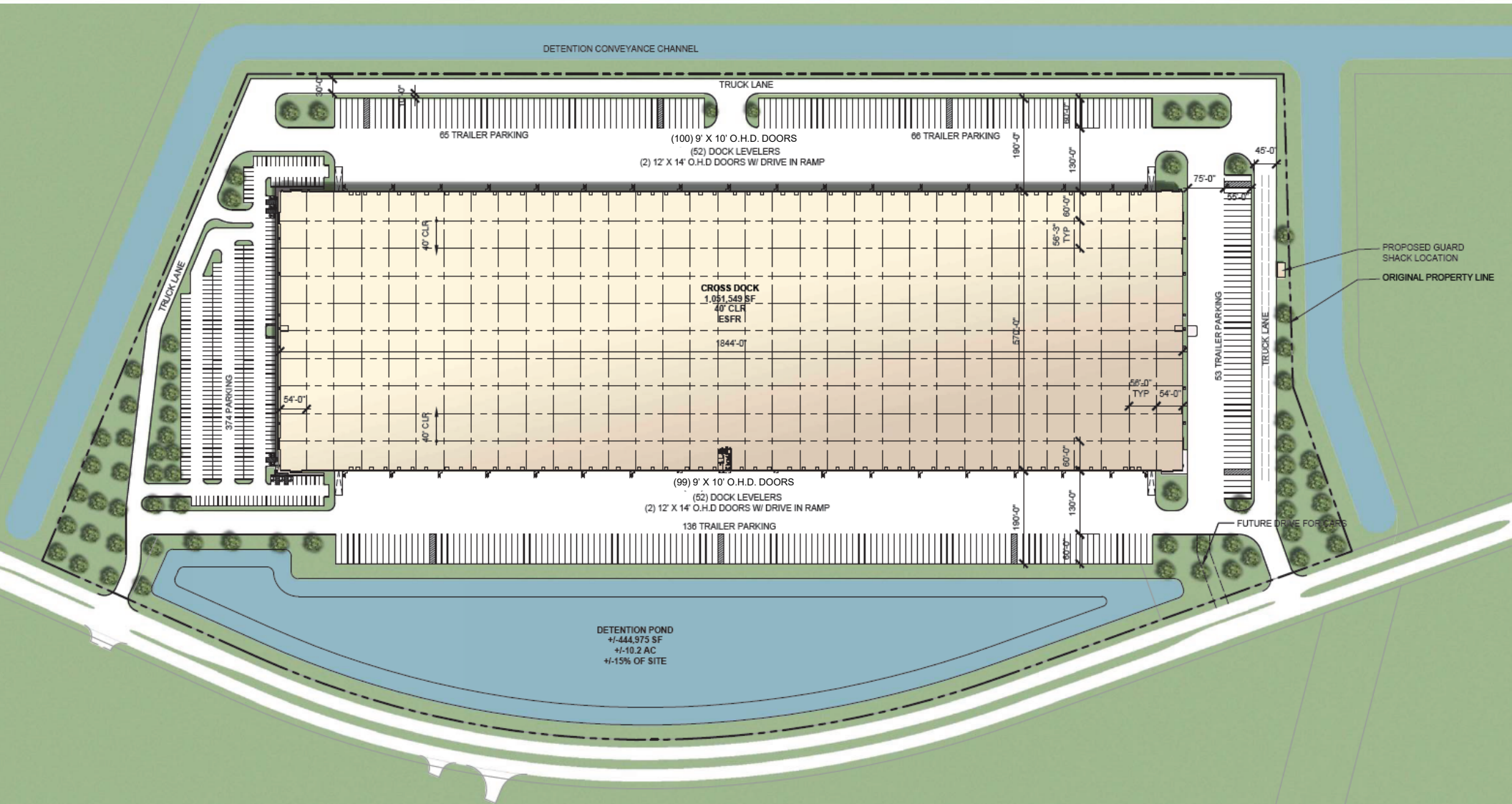
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SITE PLAN

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AERIAL

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- Located in high growth West Houston corridor
- Excellent access to I-10, Grand Parkway
- Tax Incentives Available
- 1,051,549 SF Cross-Dock Building
- 820 SF Shipping Office in Place
- 570' deep X 1,844' wide
- 56' deep x 50' wide typical column spacing with staging bays at 60' deep
- 40' Clear Height
- 7½" Thick, Reinforced Slab on Grade
- ESFR Sprinkler System
- TPO Roof with Skylights
- Power at 2,000A 277/480 volt, 3-phase, 4-wire, (expandable to 4,000A)
- Warehouse Lighting at 25 FC avg 36" AFF; utilizing LED fixtures and motion sensors
- Interior Warehouse Walls painted white and columns painted 10' high with safety yellow
- 199 Dock High Doors (9' x 10')
- 104 Dock Levelers
- 4 Overhead Doors with Drive In Ramp (12' x 14')
- 190' Truck Court Depth
- 320 Trailer Parks
- 374 Car Parks



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FOR MORE INFORMATION PLEASE CONTACT:

JASON DILLEE

Senior Vice President
713-577-1796
jason.dillee@cbre.com

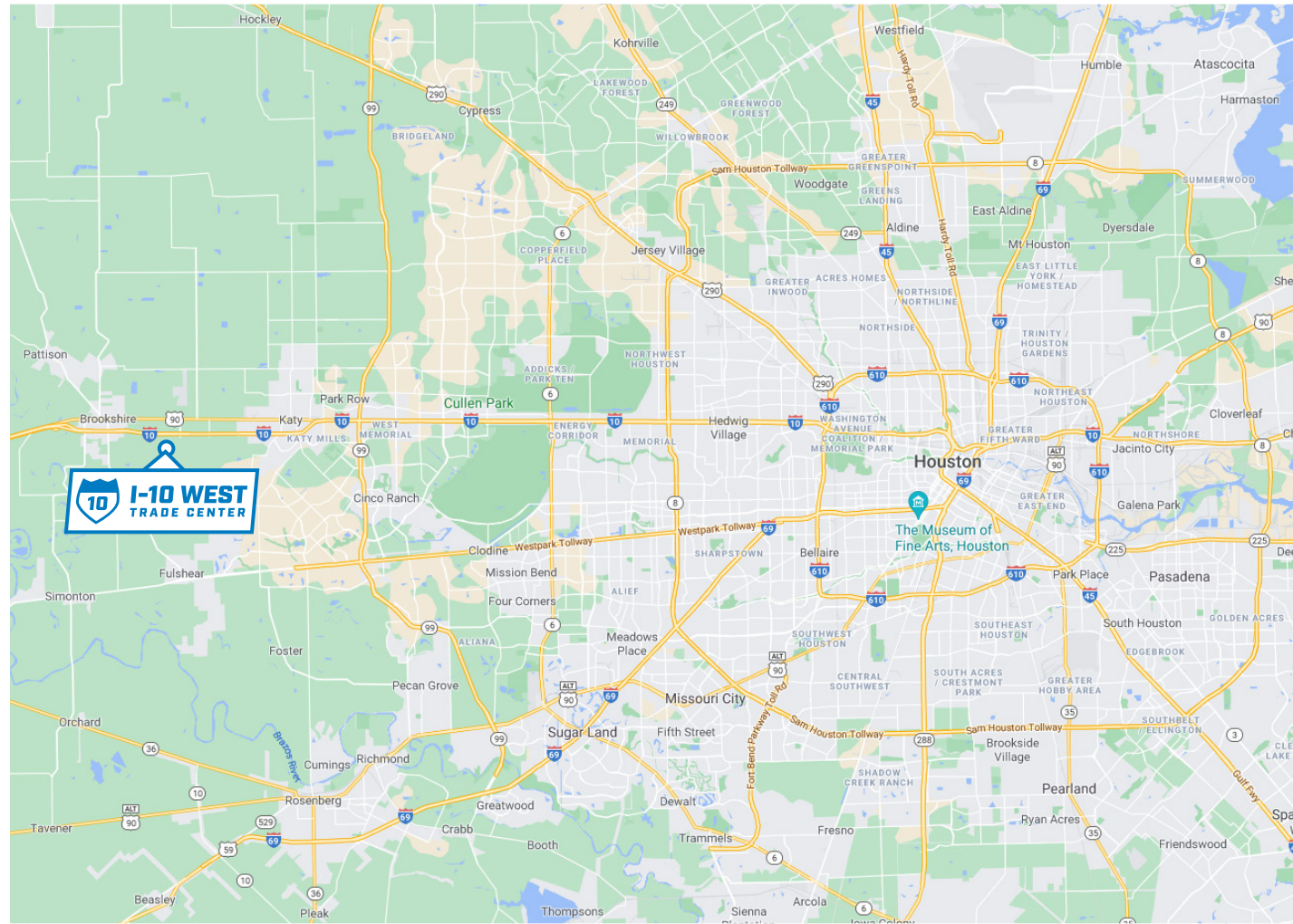
NATHAN WYNNE

Executive Vice President
713-577-1724
nathan.wynne@cbre.com

CBRE

2800 Post Oak Boulevard
Suite 500
Houston, TX 77056

CBRE.US



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