





+ 2,655,030 SF Master Planned Industrial Park

13220 Crosby Freeway, Houston, TX 77049

Building 1: ± 147,496 SF Remaining // Shell Complete with Spec Office



Leasing By:

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Location







LESS THAN A MINUTE to Beltway 8



DISTANCE TO PORT OF HOUSTON 10 miles, 14 minutes



DISTANCE TO DOWNTOWN 12 miles, 16 minutes



DISTANCE TO IAH AIRPORT 19 miles, 23 minutes





Master Plan





INGRESS & EGRESS via Purple Sage Rd and US 90



STATE-OF-THE-ART, Class A 190-acre master planned business park built to the highest industrial standards



BUILD-TO-SUIT OPPORTUNITIES - Multiple BTS opportunities including the ability to build over 1 million SF under one roof.

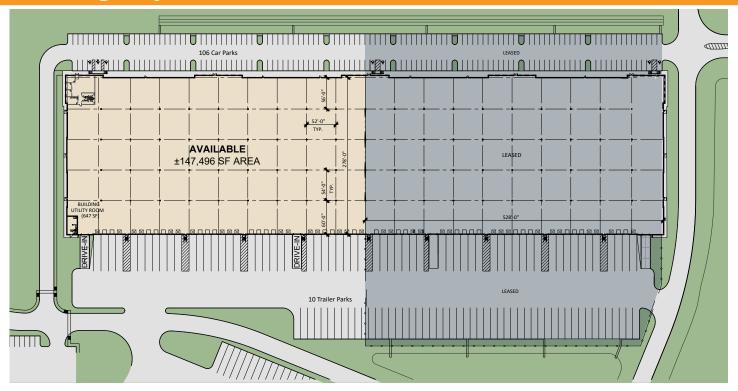


HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 141.7+ million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.





Building 1 Specs



± **147,496** SF AVAILABLE

±15 DOCK

2 DRIVE INS

±106 CAR PARKS

±10 TRAILER PARKING

BUILDING 1 FEATURES

Building SF	<u>+</u> 295,640
Available SF	<u>+</u> 147,496
Office SF	<u>+</u> 2,633
Land Area	Approximately 14 acres
Building Dimensions	282' X 1,062'
Configuration	Rear Load
Column Spacing	52′ X 54′
Clear Height	36'
Dock Doors	15 (expandable to 32)

Drive-in Doors	2
Trailer Parking	10
Auto Parking	106 spaces
Fire Protection	ESFR
Lighting	LED with sensors
Construction	Interior steel frame (columns, girders, joists); load bearing site cast tilt-up concrete wall panels
Power	600 amp, 480V 3-phase
Roof	R-20 TPO

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