

FOR SALE, LEASE OR BTS
PHASE II - FROM 53,100 TO 219,000 SF
UP TO 38 ADDITIONAL ACRES AVAILABLE

610

BUSINESS DISTRICT



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LOVETT
INDUSTRIAL

CBRE

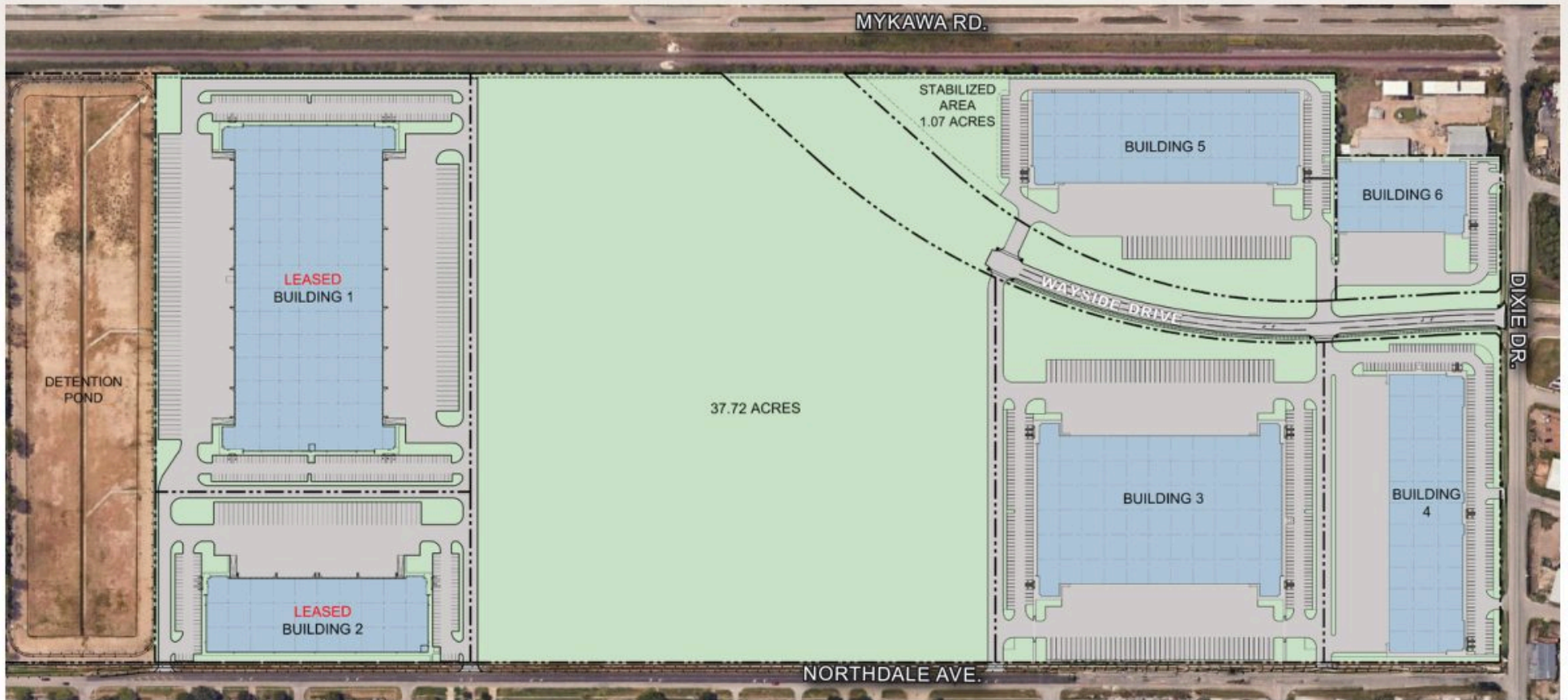
610 Business District

- Phase II In Permit (For Sale or Lease)
- Building 3: 219,452 SF Cross Dock
- Building 4: 121,798 SF Rear Load
- Building 5: 142,703 SF Front Load
- Buidling 6: 53,100 SF Front Load
- 5 - 38 Acre Sites Available for Sale, Lease, BTS or Design Build
- Master Planned Business Park
- City of Houston Utilities
- Detention Provided and in Place
- Outside Storage Available
- Low Tax Rate (2.22%)
- Out of 500 Year Floodplain

Drive Times

Texas Medical Center	8.2 Miles (16 Minutes)
Houston CBD	7.7 Miles (20 Minutes)
Manchester Terminal	6.2 Miles (12 Minutes)
Barbours Cut Terminal	23 Miles (30 Minutes)
City Docks	8.1 Miles (17 Minutes)
Hobby Airport	4.9 Miles (11 Minutes)
BNSF South Rail Yard	4.9 Miles (11 Minutes)





BUILDING 3

Square Feet	219,452
Acres	15.10
Type	Cross Dock
Dock Doors	56
Column Spacing	60' x 54'
Auto Parks	207
Trailer Parks	92
Truck Court	185'

BUILDING 4

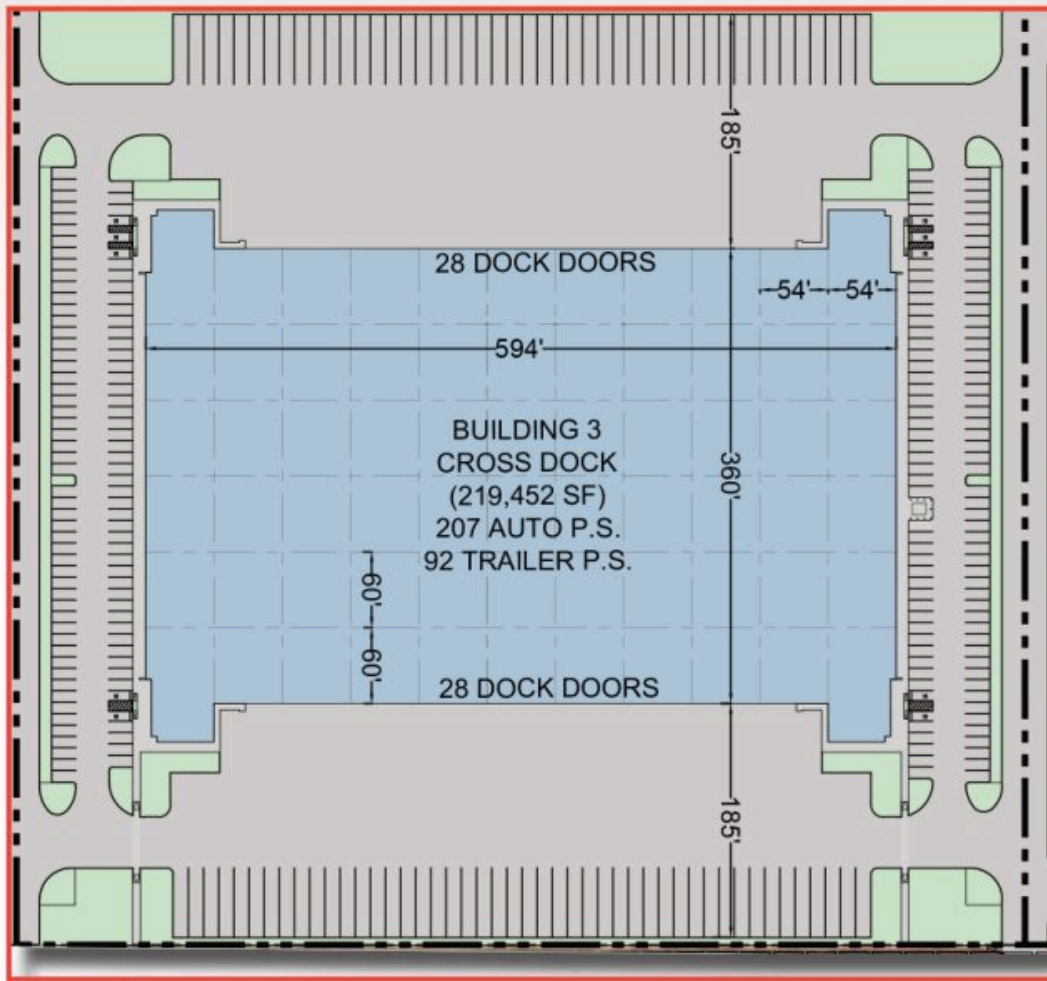
Square Feet	121,798
Acres	7.80
Type	Rear Load
Dock Doors	42
Column Spacing	60' x 52'
Auto Parks	191
Trailer Parks	N/A
Truck Court	130'

BUILDING 5

Square Feet	142,703
Acres	10.63
Type	Front Load
Dock Doors	30
Column Spacing	53'.4" x 54'
Auto Parks	104
Trailer Parks	34
Truck Court	185'

BUILDING 6

Square Feet	53,100
Acres	3.12
Type	Front Load
Dock Doors	16
Column Spacing	55' x 52'
Auto Parks	49
Trailer Parks	N/A
Truck Court	130'



219,452 SF
TOTAL SF



Cross Dock
CONFIGURATION



185'
TRUCK COURT



60' x 54'
COLUMN SPACING



52
DOCK DOORS



15.10
ACRES



360'
BUILDING DEPTH



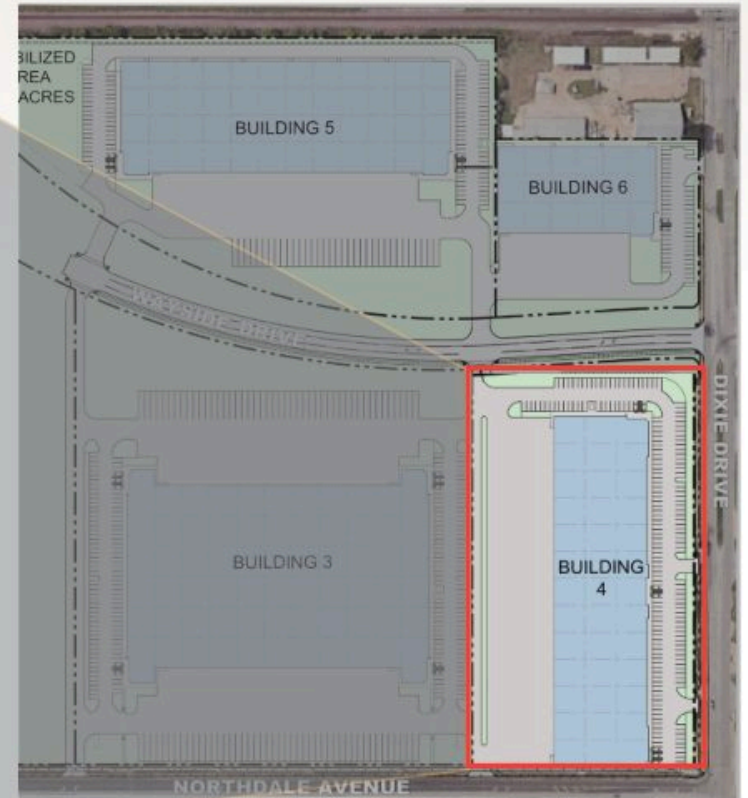
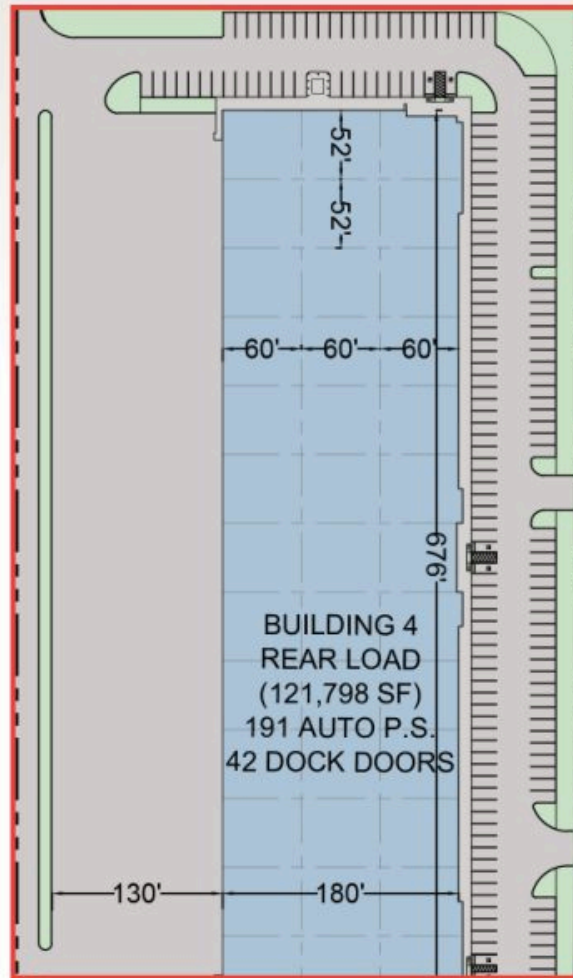
36'
CLEAR HEIGHT



92 Trailer
207 Auto
PARKING



4
DRIVE-IN DOORS



121,798 SF
TOTAL SF



Rear Load
CONFIGURATION



130'
TRUCK COURT



60' x 52'
COLUMN SPACING



40
DOCK DOORS



7.80
ACRES



180'
BUILDING DEPTH



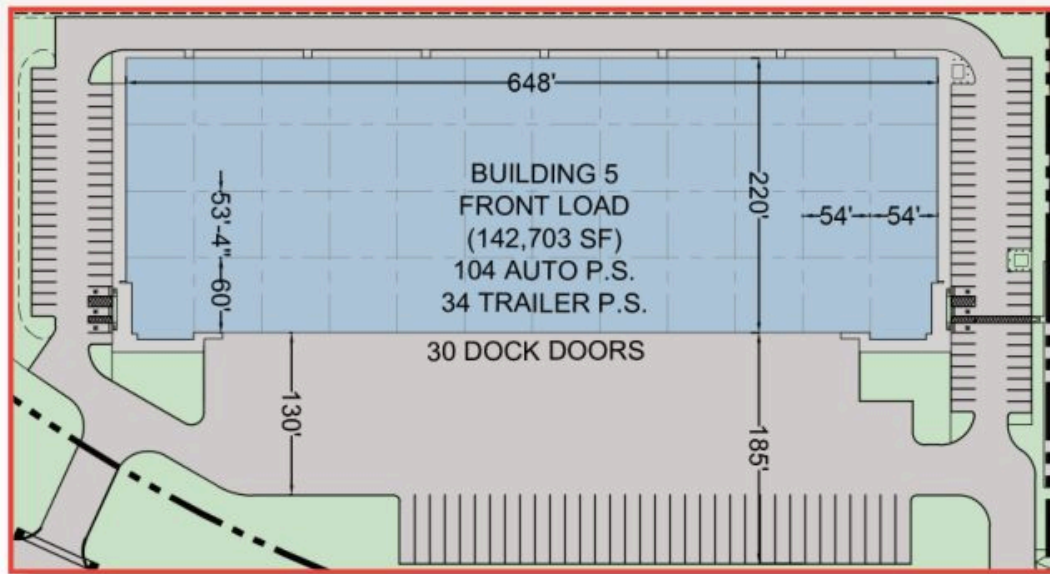
32'
CLEAR HEIGHT



191 Auto
PARKING



2
DRIVE-IN DOORS



142,703 SF
 TOTAL SF



Front Load
 CONFIGURATION



185'
 TRUCK COURT



53.4' x 54'
 COLUMN SPACING



28
 DOCK DOORS



10.63
 ACRES



220'
 BUILDING DEPTH



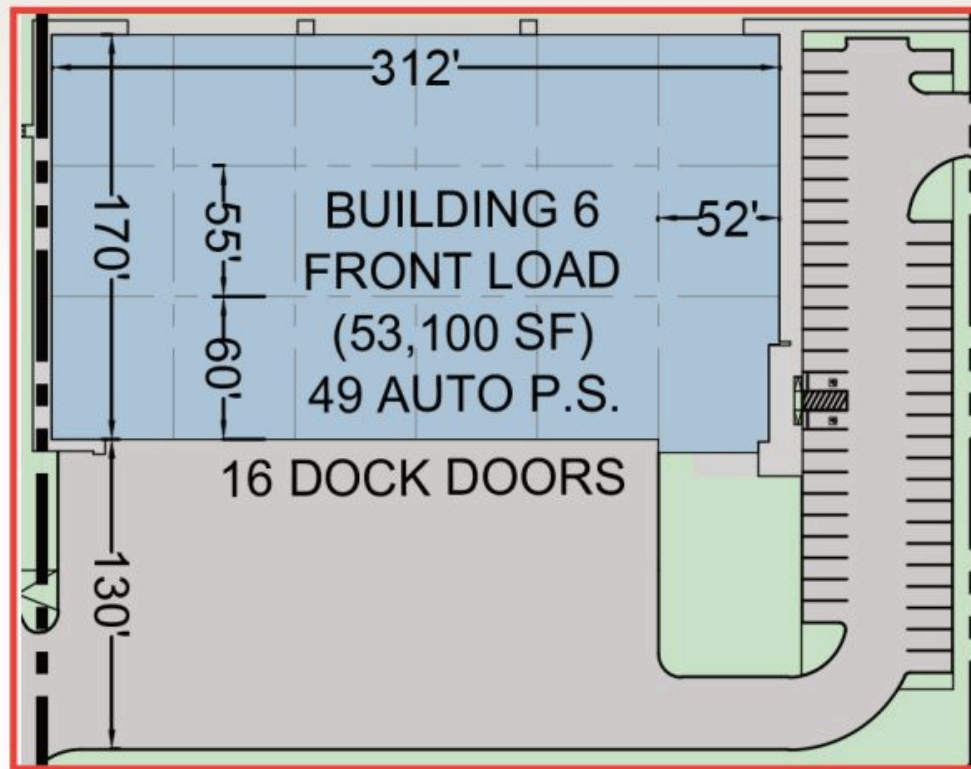
32'
 CLEAR HEIGHT



34 Trailer
 104 Auto
 PARKING



2
 DRIVE-IN DOORS



53,100 SF
TOTAL SF



Front Load
CONFIGURATION



130'
TRUCK COURT



55' x 52'
COLUMN SPACING



15
DOCK DOORS



3.12
ACRES



170'
BUILDING DEPTH



32'
CLEAR HEIGHT



49 Auto
PARKING



1
DRIVE-IN DOORS





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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