

WESTSIDE 10 INDUSTRIAL PARK

UNDER CONSTRUCTION - DECEMBER 2022 DELIVERY

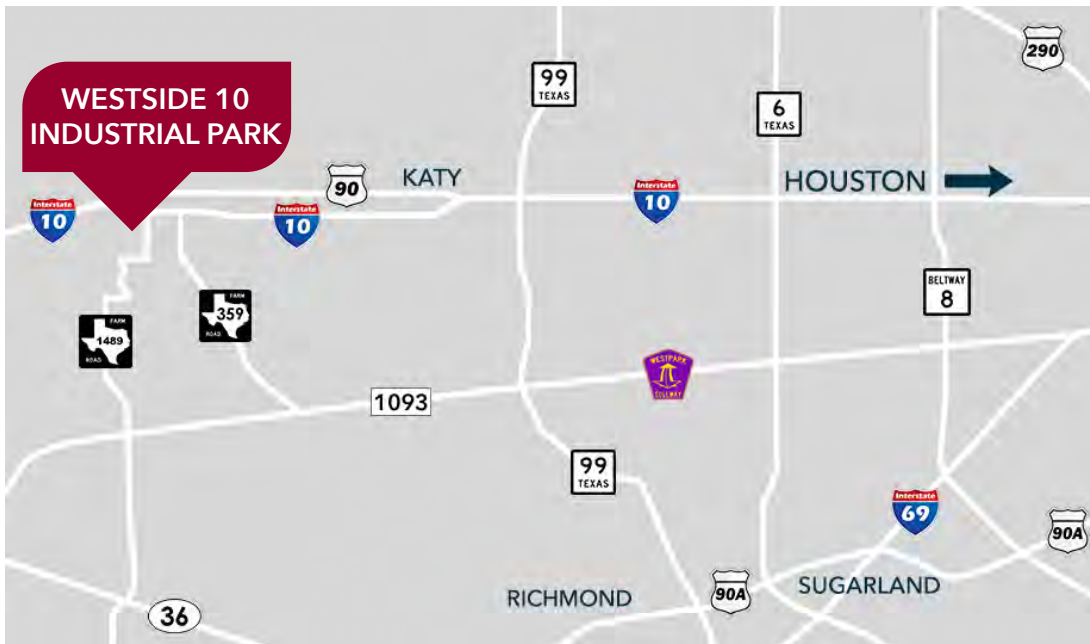
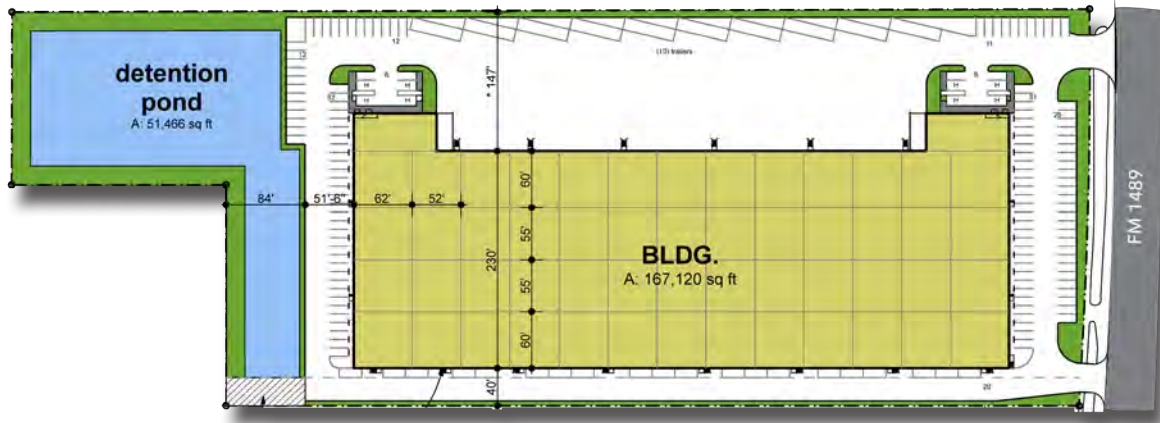


± 167,120 SF on ± 9.75 ACRES AVAILABLE FOR LEASE

WESTSIDE 10 INDUSTRIAL PARK

814 FM 1489, BROOKSHIRE, TEXAS 77423

December 2022 Delivery



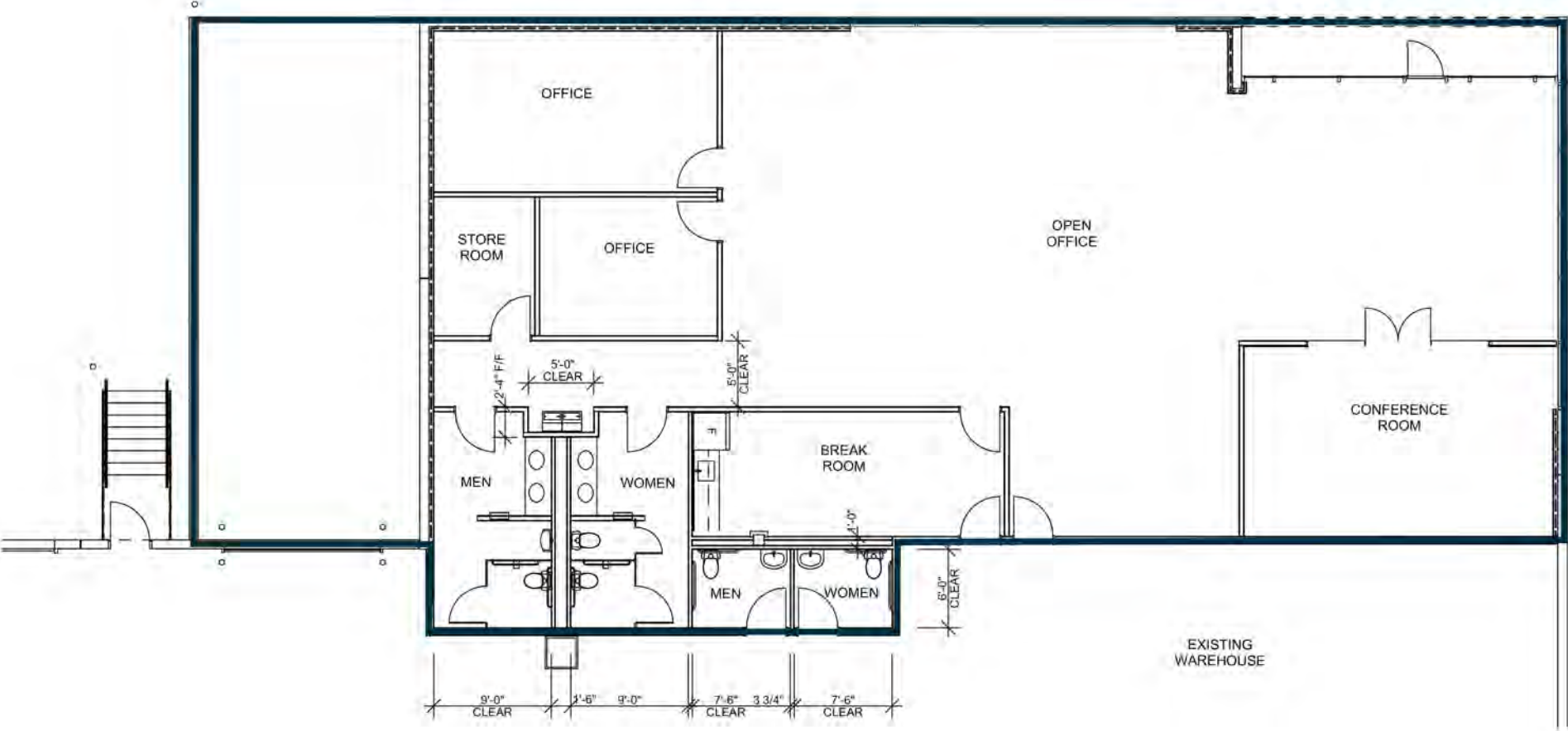
PROPERTY HIGHLIGHTS

- » ± 167,120 SF on ± 9.75 Acres (Divisible)
- » ± 3,802 SF Spec Office
- » Front Load Configuration
- » ± 32' Clear Height
- » ESFR Sprinklers
- » LED Warehouse Lights
- » 50' x 52' Typical Column Spacing
- » 60' Speed Bay
- » 38 Dock Doors
- » Twelve (12) 35,000 lb Pit Levelers
- » Two (2) 12' x 14' Overhead Doors with Ramp
- » 145' Truck Court
- » 227 Car Parks
- » 7 Dedicated Trailer Parking Spaces
- » 3 Phase / 1,200 Amps Power
- » City of Brookshire Utilities
- » 2.78% Tax Rate
- » Ability to be Fully Fenced & Secured
- » Outside Floodplain

UNDER
CONSTRUCTION



Spec Office Floor Plan ± 3,802 SF





HOUSTON EXECUTIVE AIRPORT



WALLER AVENUE



WOODS ROAD

JORDAN RANCH BOULEVARD

PEDERSON ROAD

TEXAS HERITAGE PARKWAY

CANE ISLAND PARKWAY