



ANSERRA



# I-10 & ANSERRA TRAIL

BETWEEN CANE ISLAND AND PEDERSON RD EXITS

**FOR SALE OR LEASE**

Q1 2023 DELIVERY

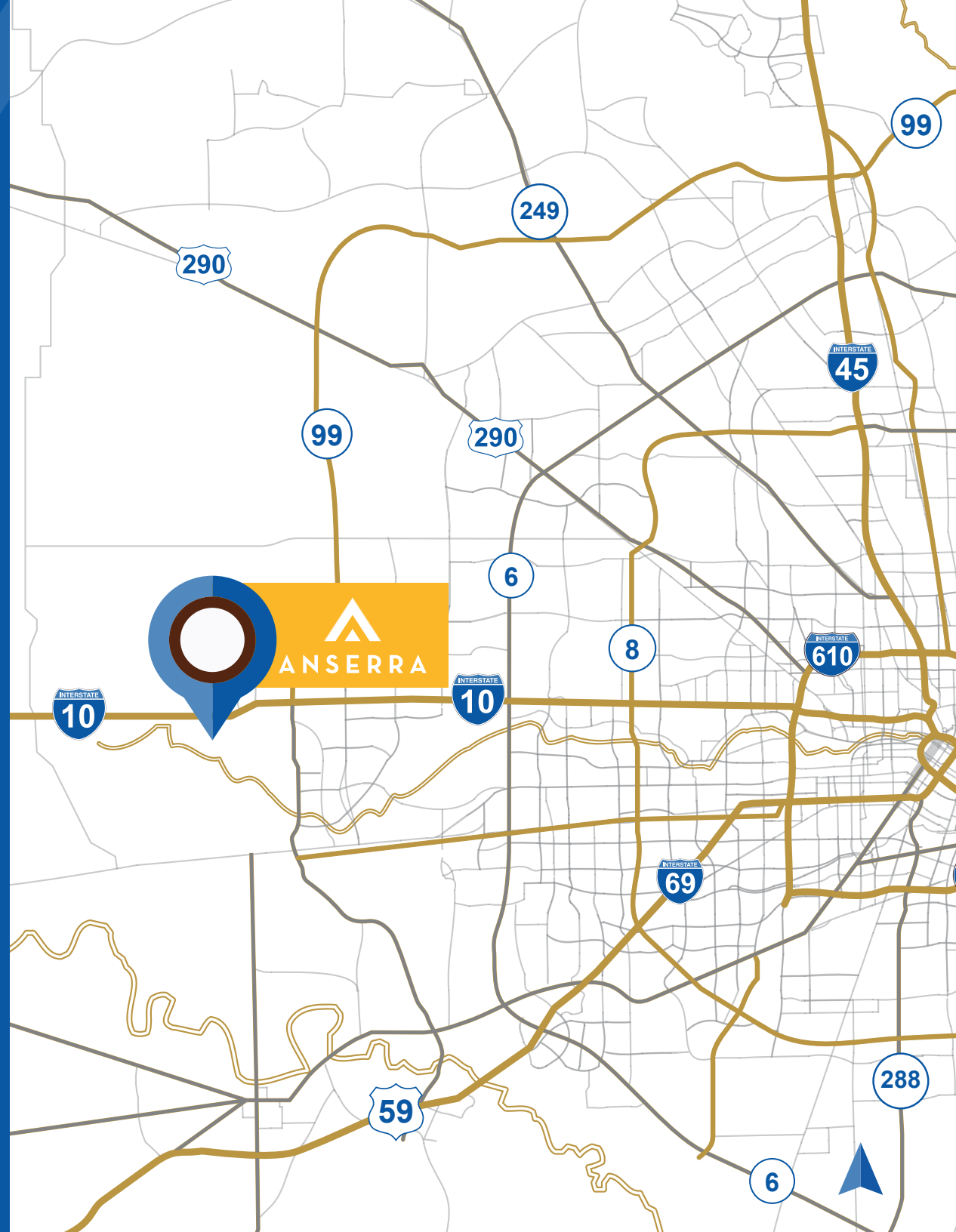
**±205,895 SF**

## BUILDING 1

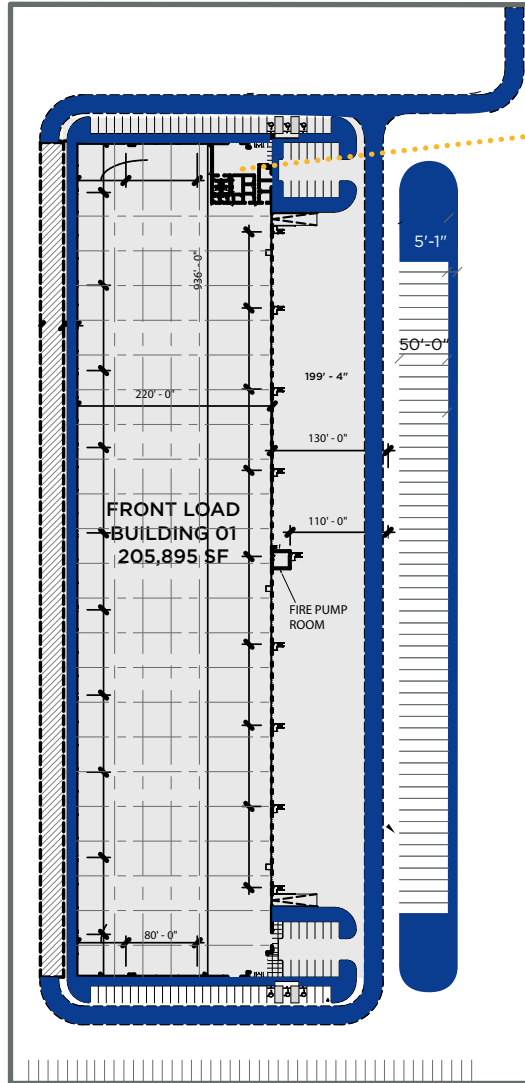


# PROPERTY HIGHLIGHTS

- Construction Class A building totaling ±205,895 SF
- Located in West Houston submarket with I-10 visibility
- Front load available (divisible)
- I-10 frontage and visibility
- Generous auto and trailer parking
- Q1 2023 delivery



# BUILDING 1 FRONT LOAD SITE PLAN



4,370 SF  
Office Spec  
Plan Available



205,895 SF



Class-A Building



220' Building Depth



ESFR Sprinklers



32' Clear Height



56 Trailer Parking

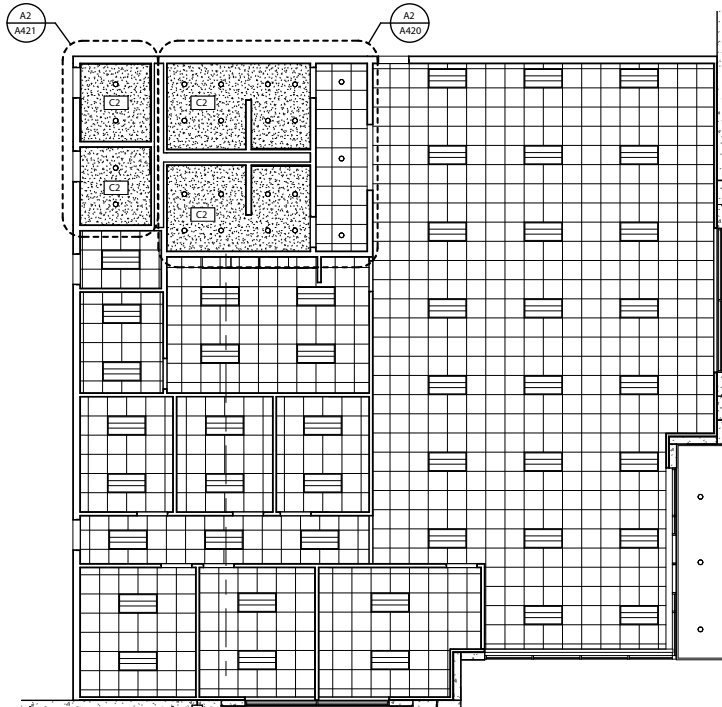


182 Car Parking

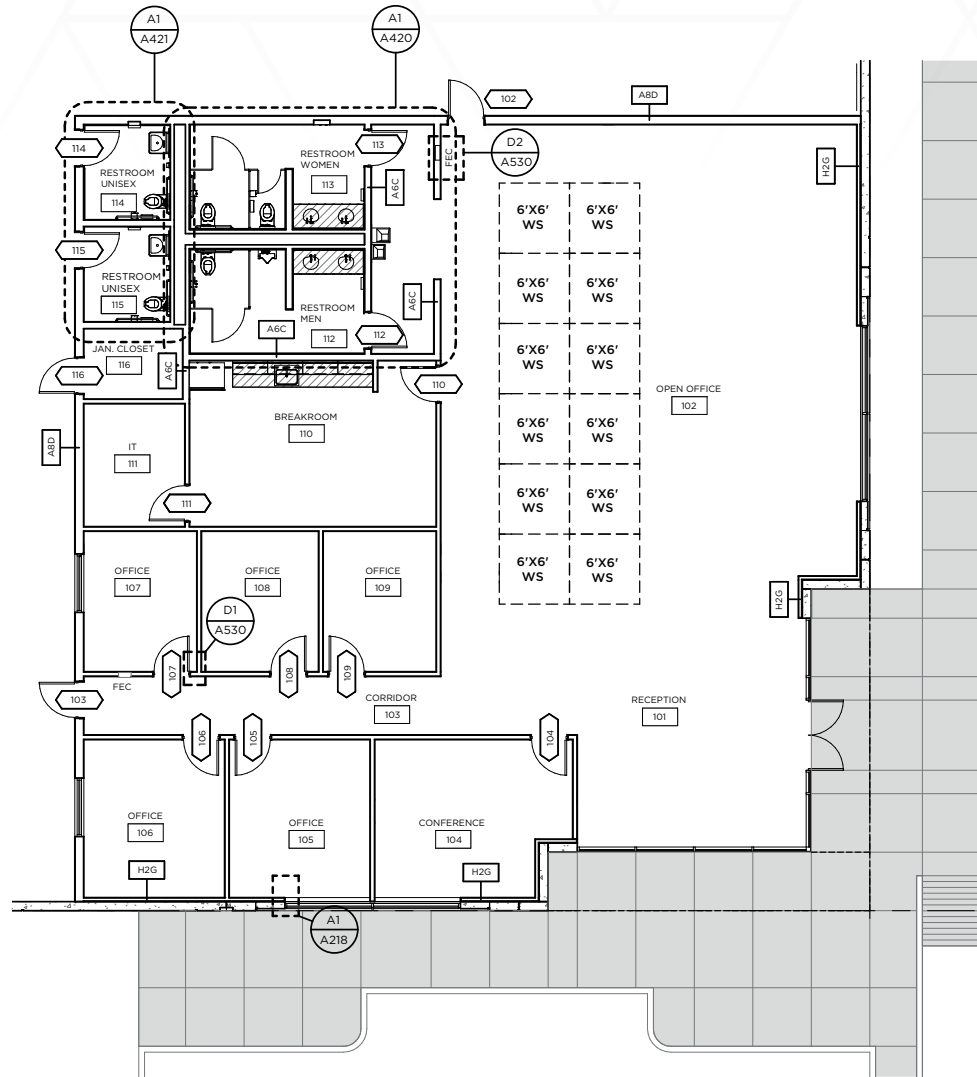
# OFFICE BUILDING 1 SITE PLAN

## BUILDING 1

- 4,370 SF
- Make Ready Scope
- 3 – 40,000 lb mechanical dock levelers
- 2 – LED light fixtures per bay
- 1 Air Change per hour exhaust fans
- Joint sealants and diamond hard floor sealer throughout the entirety of the warehouse



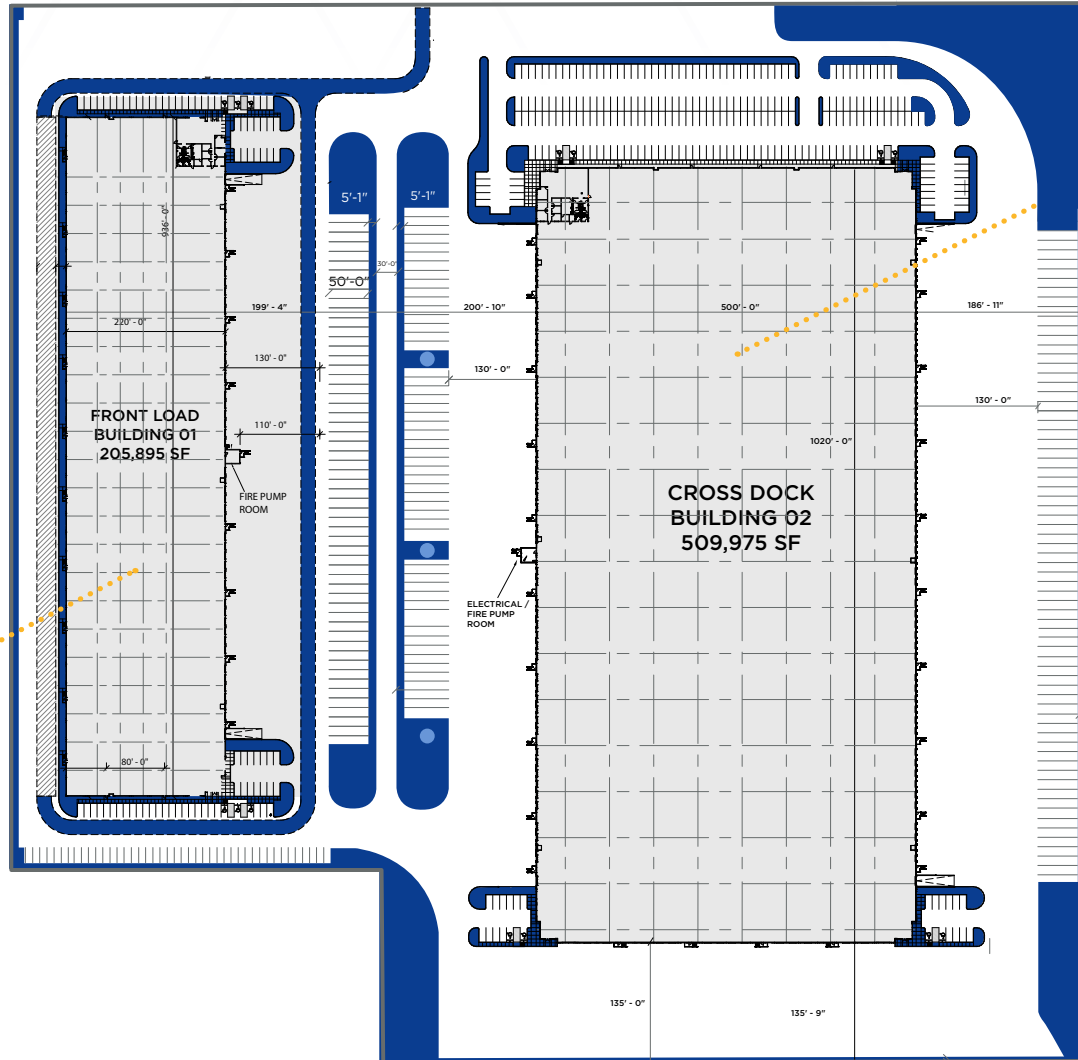
BUILDING 1 - ENLARGED OFFICE SITE RCP



BUILDING 1 - ENLARGED OFFICE SITE PLAN



# FULL SITE PLAN



## FRONT LOAD

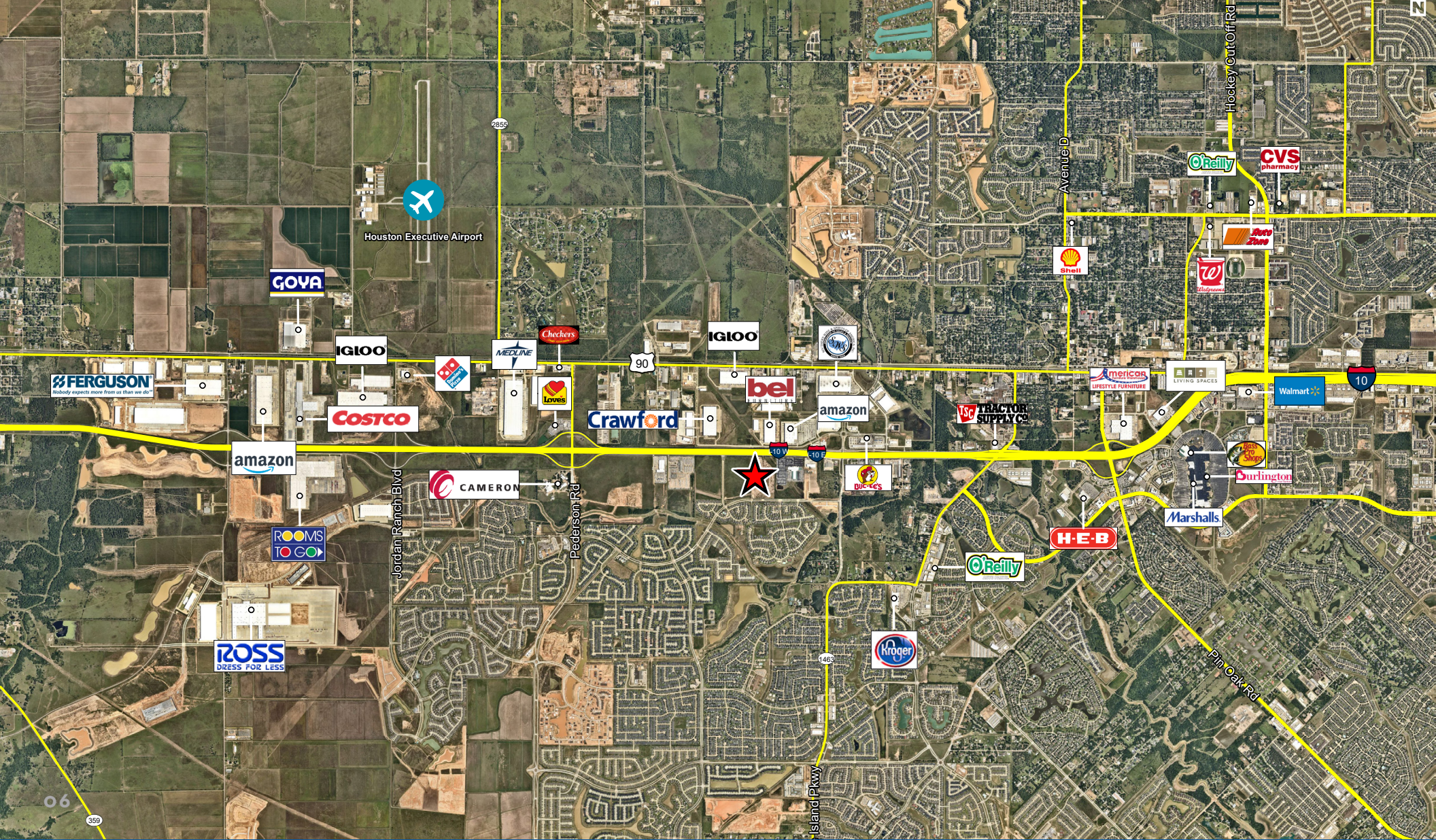
- Class-A Building
- 205,895 SF
- 182 Car Parking
- 56 Trailer Parking
- ESFR Sprinklers
- 32' Clear Height
- 220' Building Depth
- 4,370 SF Office Spec Available

## CROSS DOCK

- Class-A Building
- 509,975 SF
- 254 Car Parking
- 123 Trailer Parking
- ESFR Sprinklers
- 36' Clear Height
- 500' Building Depth
- 4,370 SF Office Spec Available



# NEIGHBORING TENANTS







# ANSERRA

## FOR MORE INFORMATION, PLEASE CONTACT:

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