



ANSERRA



I-10 & ANSERRA TRAIL

BETWEEN CANE ISLAND AND PEDERSON RD EXITS

FOR SALE OR LEASE

Q1 2023 DELIVERY

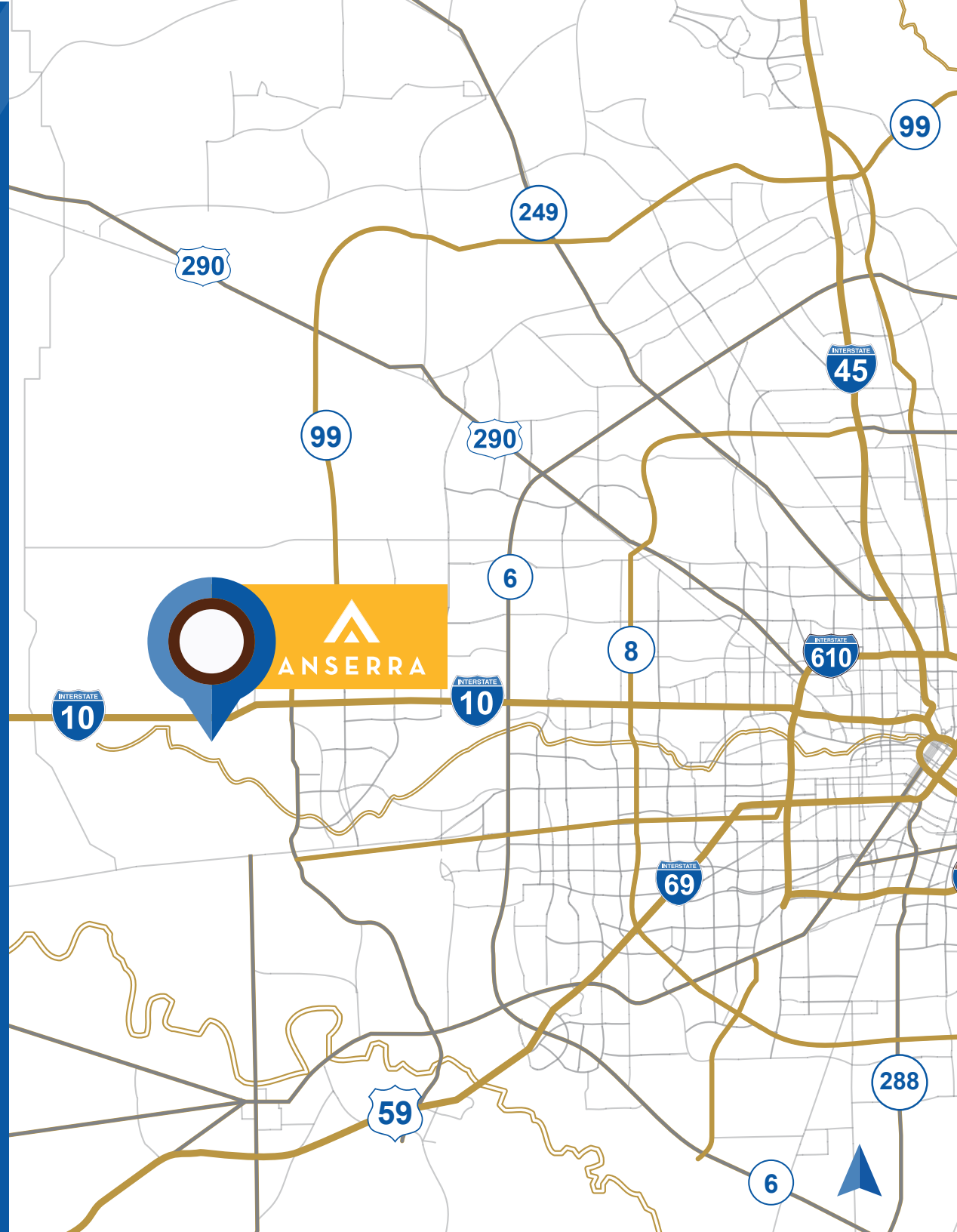
±509,975 SF

BUILDING 2

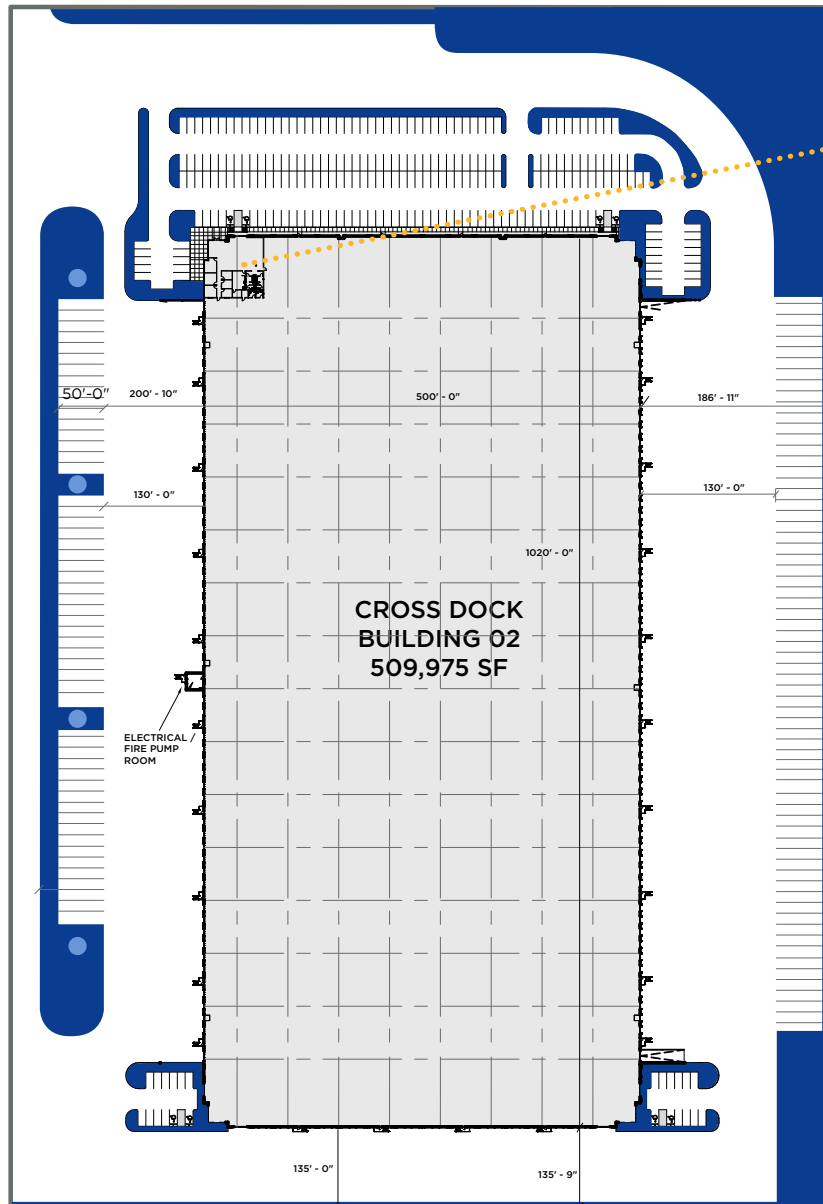


PROPERTY HIGHLIGHTS

- Construction Class A building totaling ±509,975 SF
- Located in West Houston submarket with I-10 visibility
- Cross dock available (divisible)
- I-10 frontage and visibility
- Generous auto and trailer parking
- Q1 2023 delivery



BUILDING 2 CROSS DOCK SITE PLAN



4,370 SF
Office Spec
Plan Available



509,975 SF



Class-A Building



500' Building Depth



ESFR Sprinklers



36' Clear Height



123 Trailer Parking

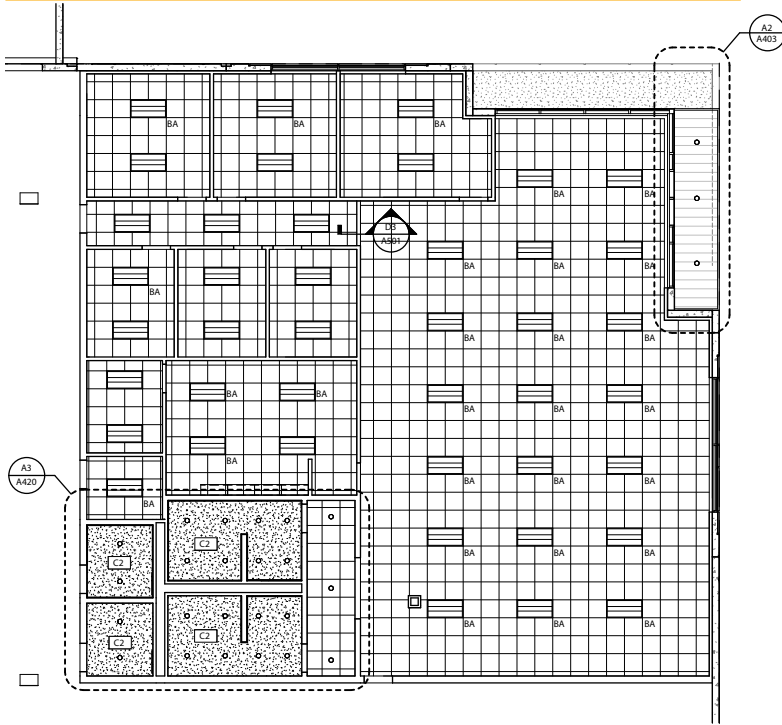


254 Car Parking

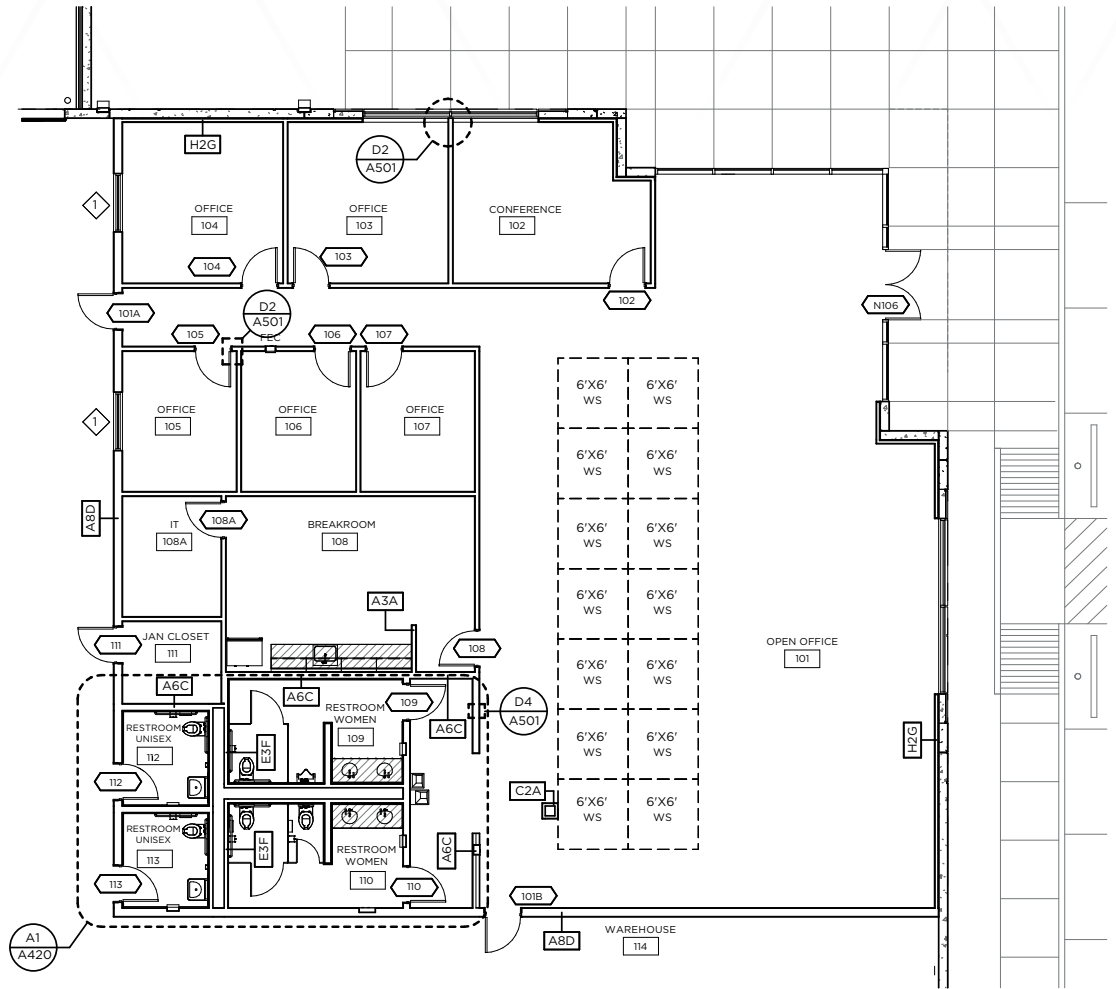
OFFICE BUILDING 2 SITE PLAN

BUILDING 2

- 4,370 SF
- Make Ready Scope
- 6 – 40,000 lb mechanical dock levels
- 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

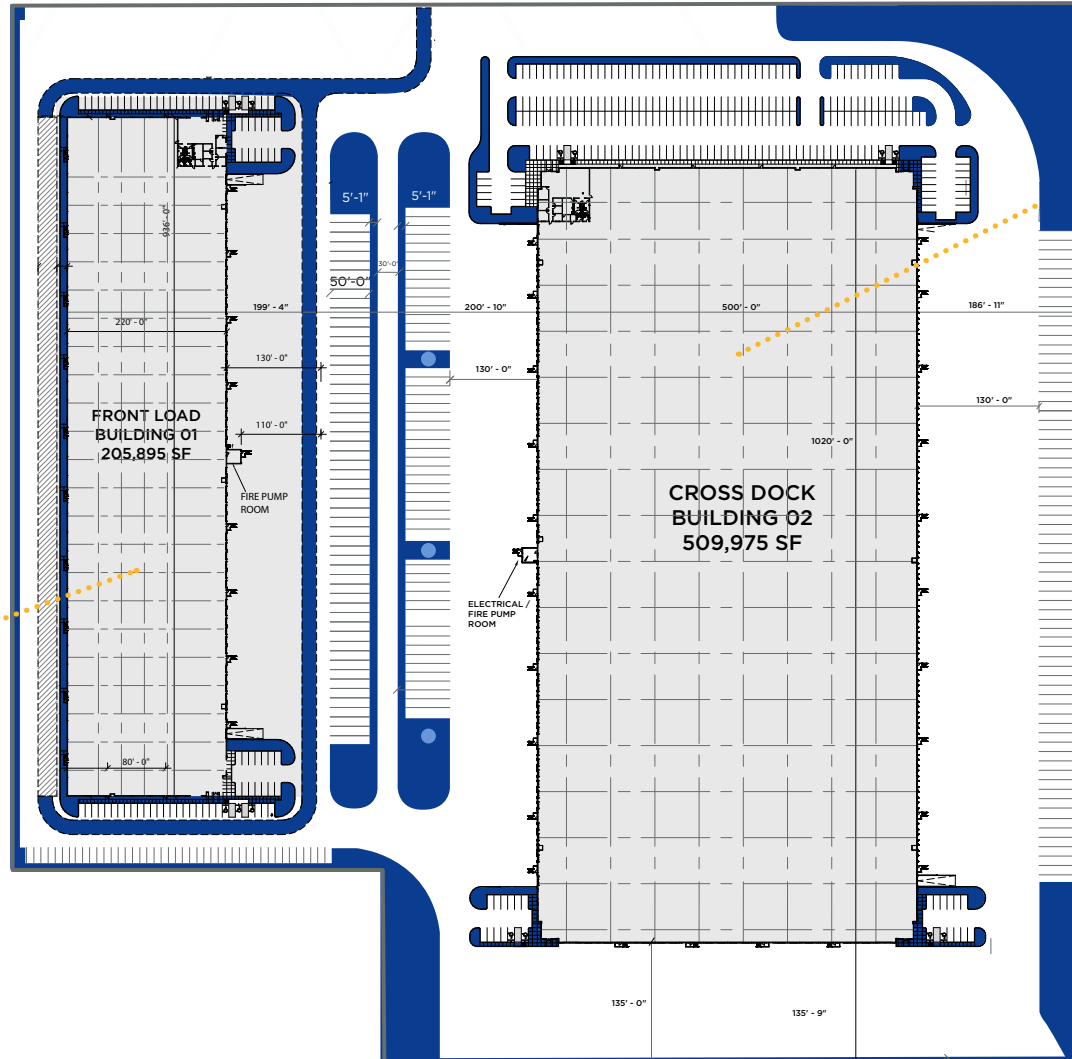


BUILDING 2 - ENLARGED OFFICE SITE RCP



BUILDING 2 - ENLARGED OFFICE SITE PLAN

FULL SITE PLAN



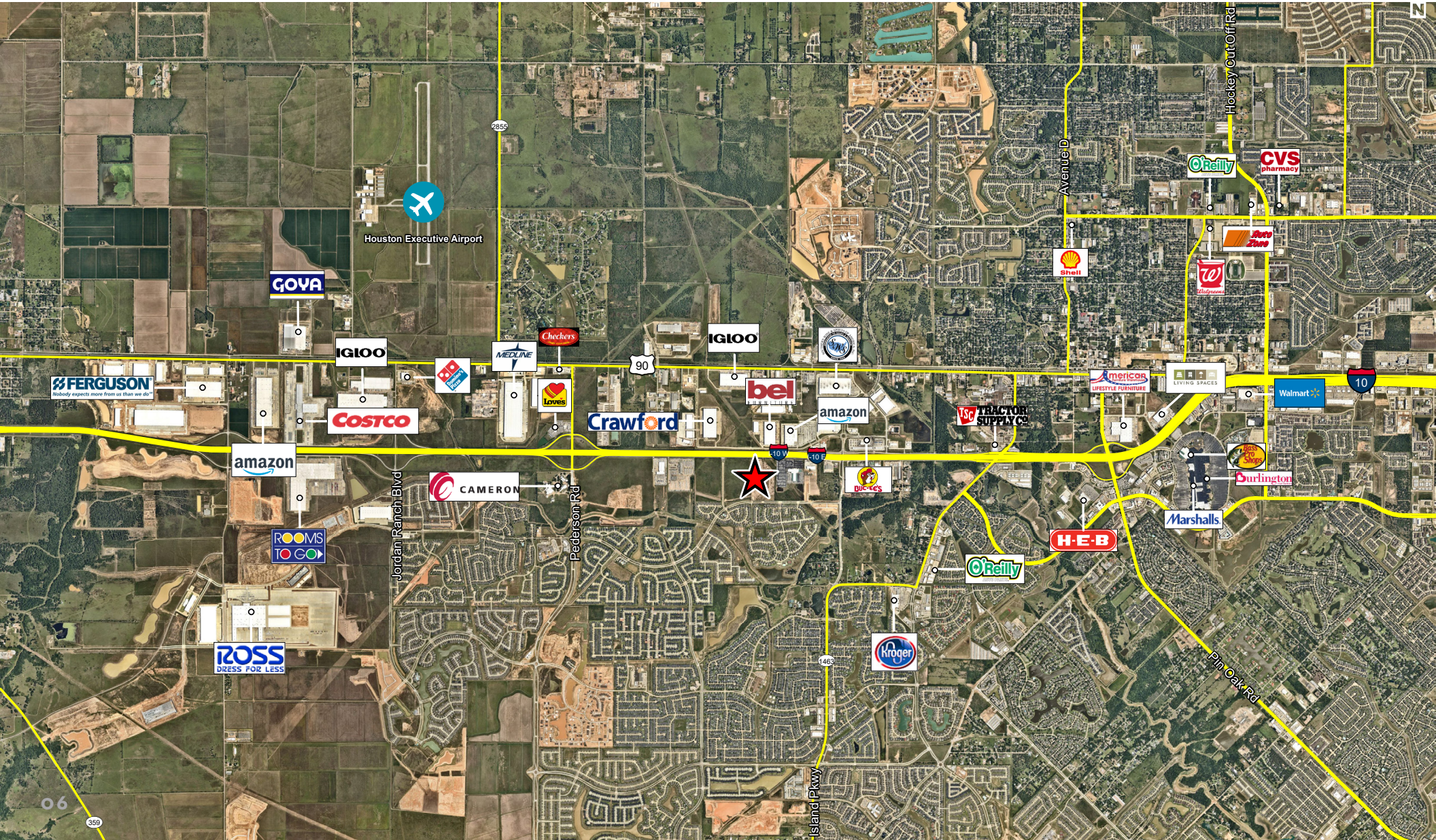
FRONT LOAD

- 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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