PARK 225

4129 GREENSHADOW DR.
PASADENA, TEXAS

100% LEASED
CLASS A DISTRIBUTION CENTER
ESTIMATED COMPLETION Q4 2022

CUSHMAN & WAKEFIELD

SEALY

IDV

PROPERTY FEATURES

CLASS A NEW CONSTRUCTION IN SOUTHEAST HOUSTON Located just SE of the intersection of 225 & Beltway 8 off of Greenshadow Dr.
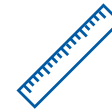
BUILDING SIZE
265,552 SF

YEAR BUILT
2023

OFFICE AREA
4,500 SF

LOADING
DOCK HIGH SIDE LOAD

CLEAR HEIGHT
32'

TRUCK COURT
180'

PARKING
312 SPACES ADDITONAL AUTO OR TRAILER PARKING AVAILABLE

2 LED
LIGHT FIXTURES PER BAY

JOINT SEALANTS
AND DIAMOND HARD FLOOR SEALER THROUGHOUT THE ENTIRETY OF THE WAREHOUSE

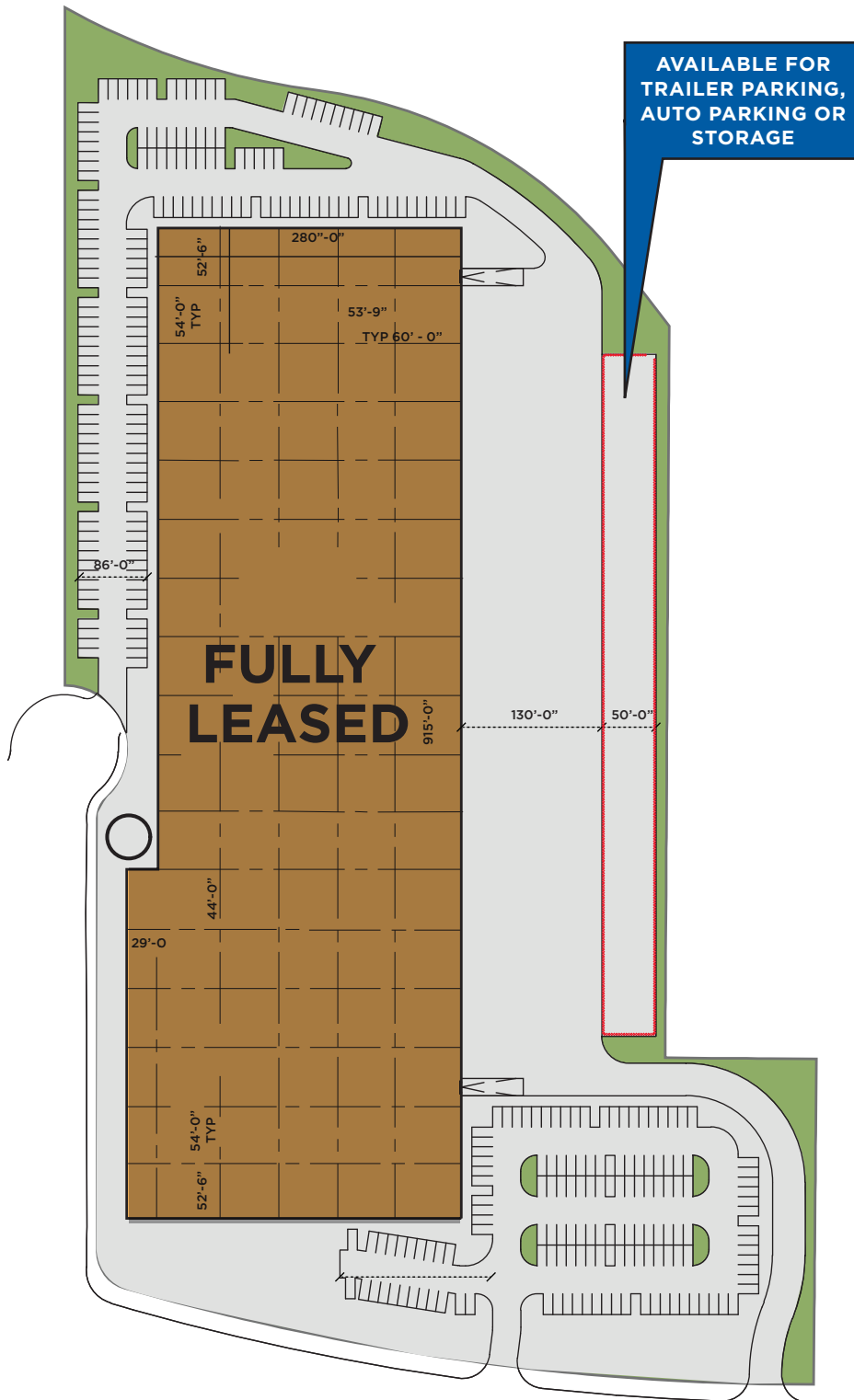**BUILDING DEPTH**
280'-309'

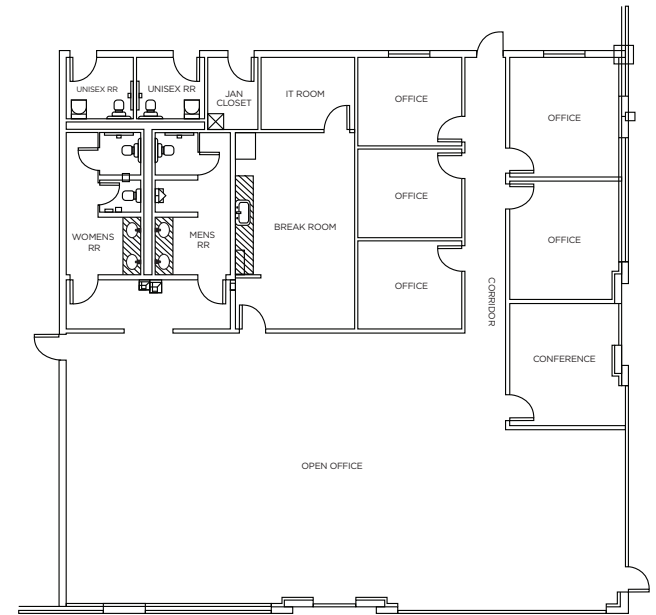**COLUMN SPACING**
54' X 53'-9"

SPRINKLER
ESFR

TRAILER PARKING
UP TO 54 TRAILER STALLS AVAILABLE

SITE PLAN

280"-0"

52'-6"

54'-0" TYP

53'-9"

TYP 60' - 0"

86'-0"

FULLY LEASED

915'-0"

130'-0"

50'-0"

44'-0"

29'-0

54'-0" TYP

52'-6"

SPEC OFFICE PLAN

UNISEX RR

UNISEX RR

JAN CLOSET

IT ROOM

OFFICE

OFFICE

OFFICE

OFFICE

WOMENS RR

MENS RR

BREAK ROOM

OFFICE

CORRIDOR

OFFICE

CONFERENCE

OPEN OFFICE

DELIVERING WITH:

- 12-9X10 DOCK DOORS
- ONE (1) - 12'X14' OH DOOR WITH RAMP
- ONE (1) – 40KLB MECHANICAL DOCK LEVELER
- 4,593 SF SPEC OFFICE
- 1 AIR CHANGE PER HOUR VENTILATION
- 25 FOOT CANDLE LED LIGHTING

SITE LOCATION

13 MILES	**29 MILES**	**11 MILES**	**13 MILES**
HOBBY AIRPORT	IAH AIRPORT	BARBOURS CUT TERMINAL	BAYPORT CONTAINER TERMINAL

225

SAM HOUSTON TOLLWAY

BELTWAY GREEN BLVD

8 8

GREENSHADOW DR

W 13TH ST

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