

PARK 225

4129 GREENSHADOW DR.
PASADENA, TEXAS

100% LEASED

CLASS A DISTRIBUTION CENTER
ESTIMATED COMPLETION Q4 2022



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



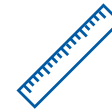
YEAR BUILT
2023



OFFICE AREA
4,500 SF



LOADING
DOCK HIGH SIDE LOAD



CLEAR HEIGHT
32'



TRUCK COURT
180'



PARKING
312 SPACES ADDITIONAL
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"

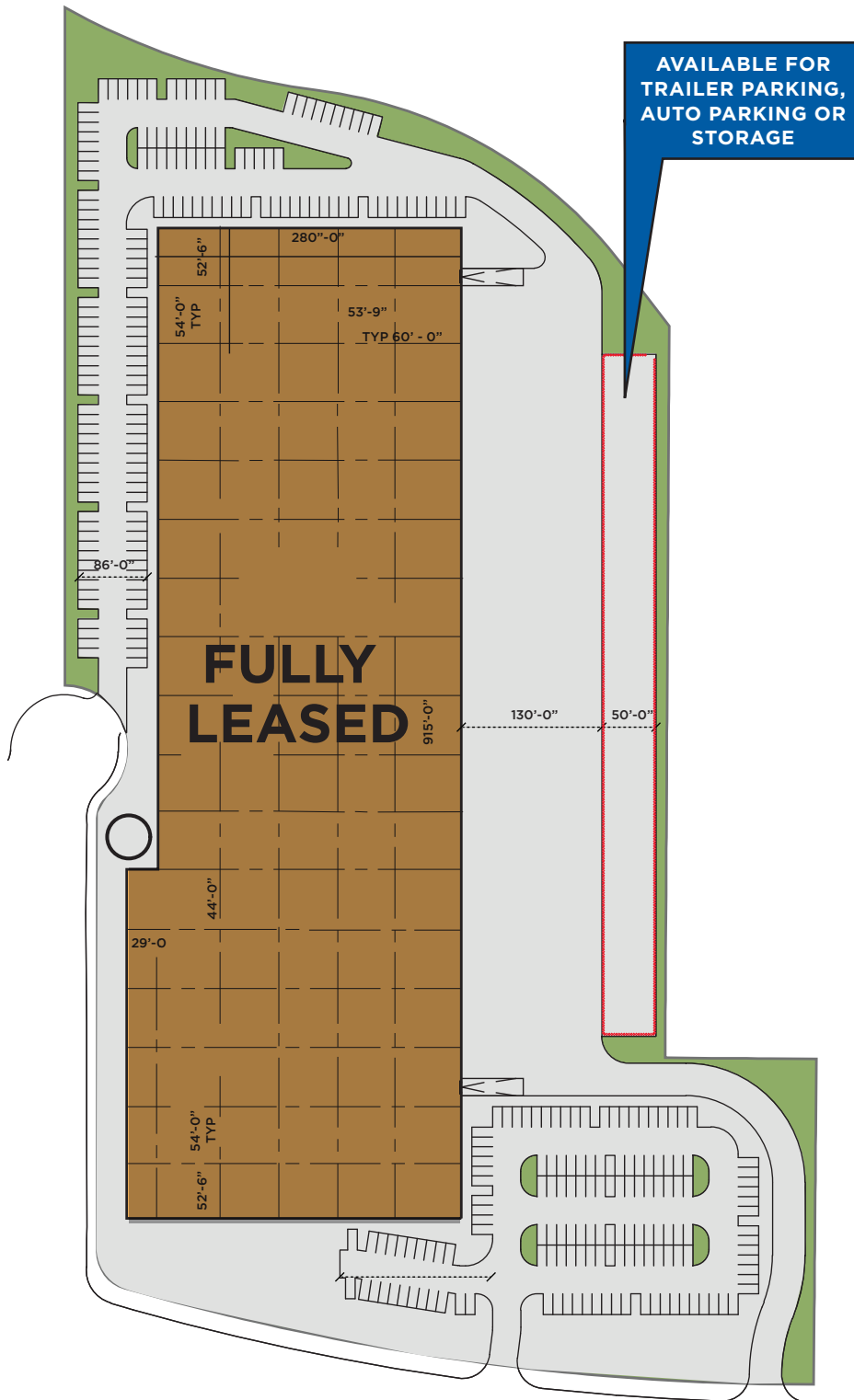


SPRINKLER
ESFR

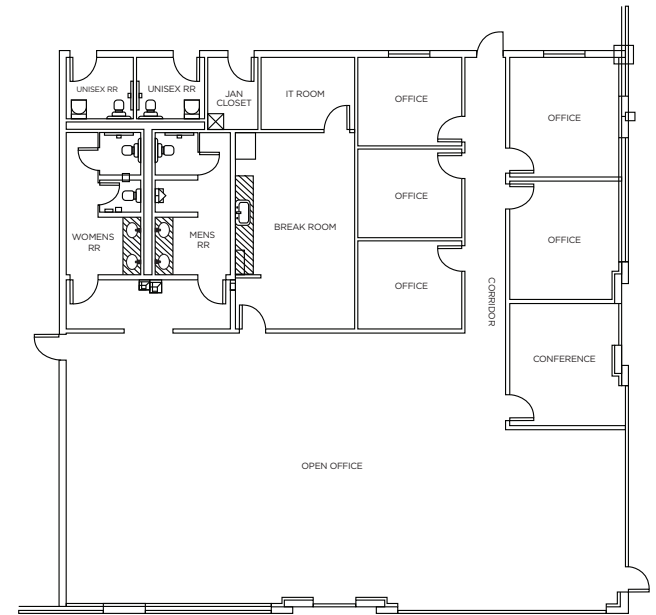


TRAILER PARKING
UP TO 54 TRAILER
STALLS AVAILABLE

SITE PLAN



SPEC OFFICE PLAN



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

HOBBY AIRPORT

29
MILES

IAH AIRPORT

11
MILES

BARBOURS CUT
TERMINAL

13
MILES

BAYPORT CONTAINER
TERMINAL



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