

7810 FAIRBANKS NORTH HOUSTON RD

HOUSTON, TX 77040, USA

CLASS-A NEW CONSTRUCTION
FOR LEASE

74,528 SF

READY FOR OCCUPANCY



**FAIRBANKS
NORTHWEST**
DISTRIBUTION CENTER



 **Triten**
REAL ESTATE PARTNERS

CBRE

PROPERTY OVERVIEW

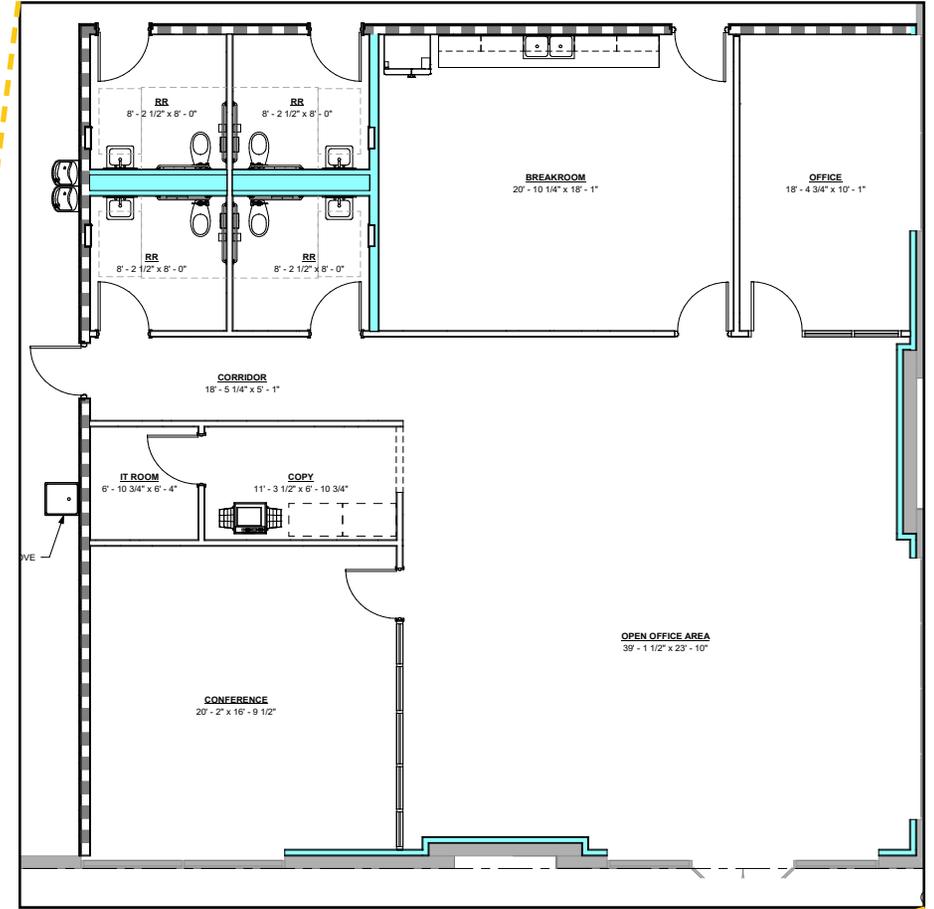
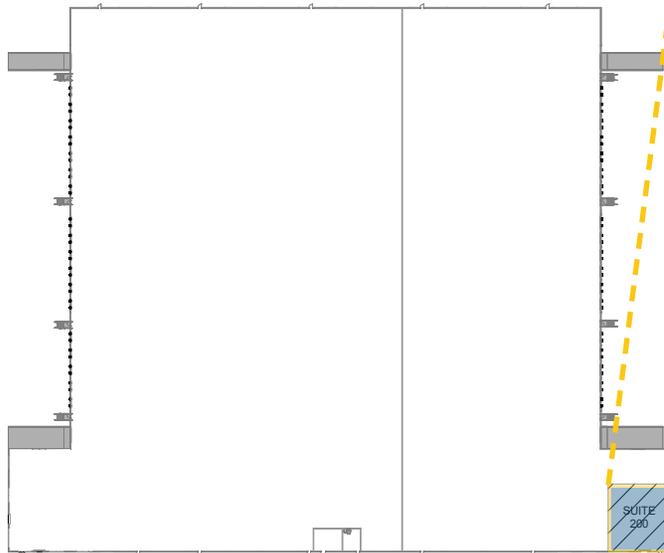
New Class-A Construction with
Easy Access to Beltway 8 & HWY 290

Available	74,528 SF
Spec Office	2,500 SF
Configuration	Front Load
Clear Height	32'
Trailer Parking	Up to 23 Spaces
Auto Parking	±65 Spaces
Ramps	2
Dock Doors	18 (2.57/10,000 SF)
Column Spacing	52' x 60' Column Spacing with 65' Bays
Depth	160'
Truck Court	300' Shared Truck Court
Sprinklers	ESFR
Lighting	Motion sensor LED (in place)

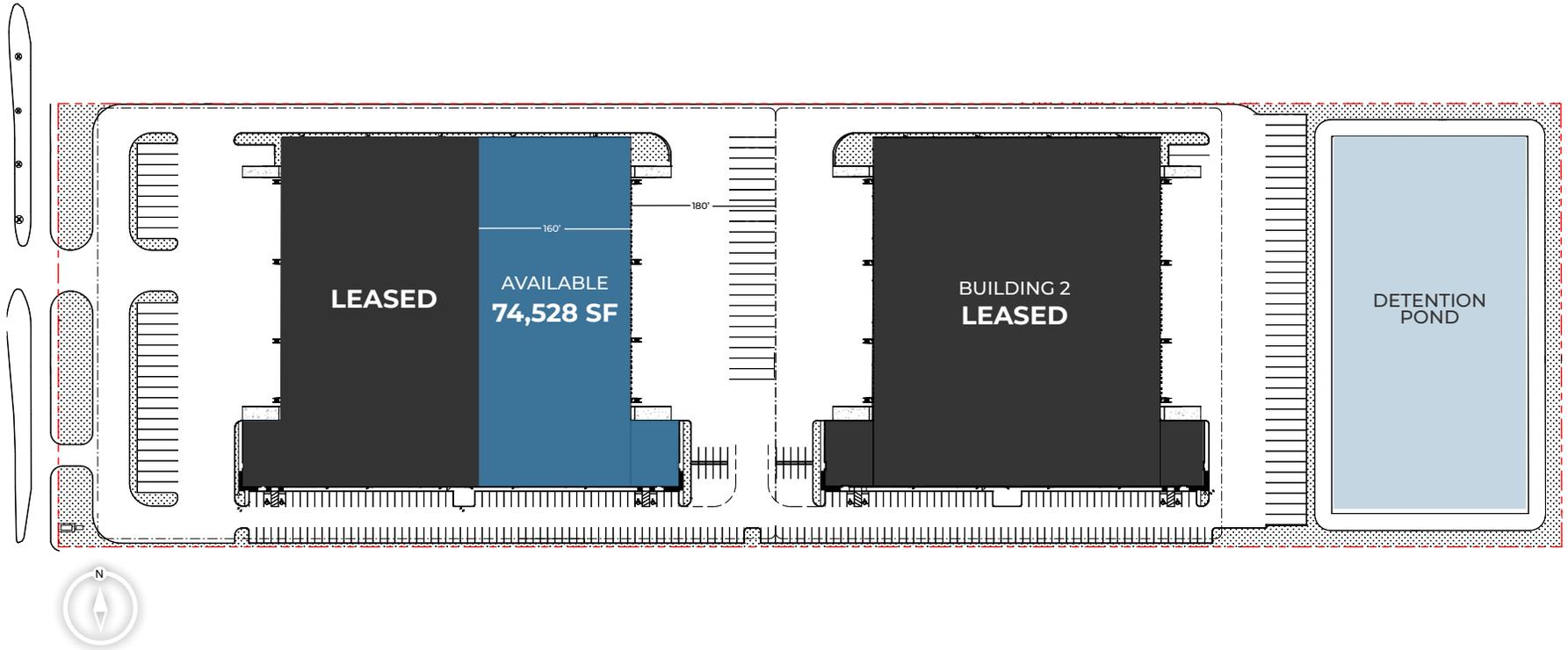


SPEC OFFICE

2,500 SF



SITE PLAN



AVAILABLE FOR IMMEDIATE OCCUPANCY



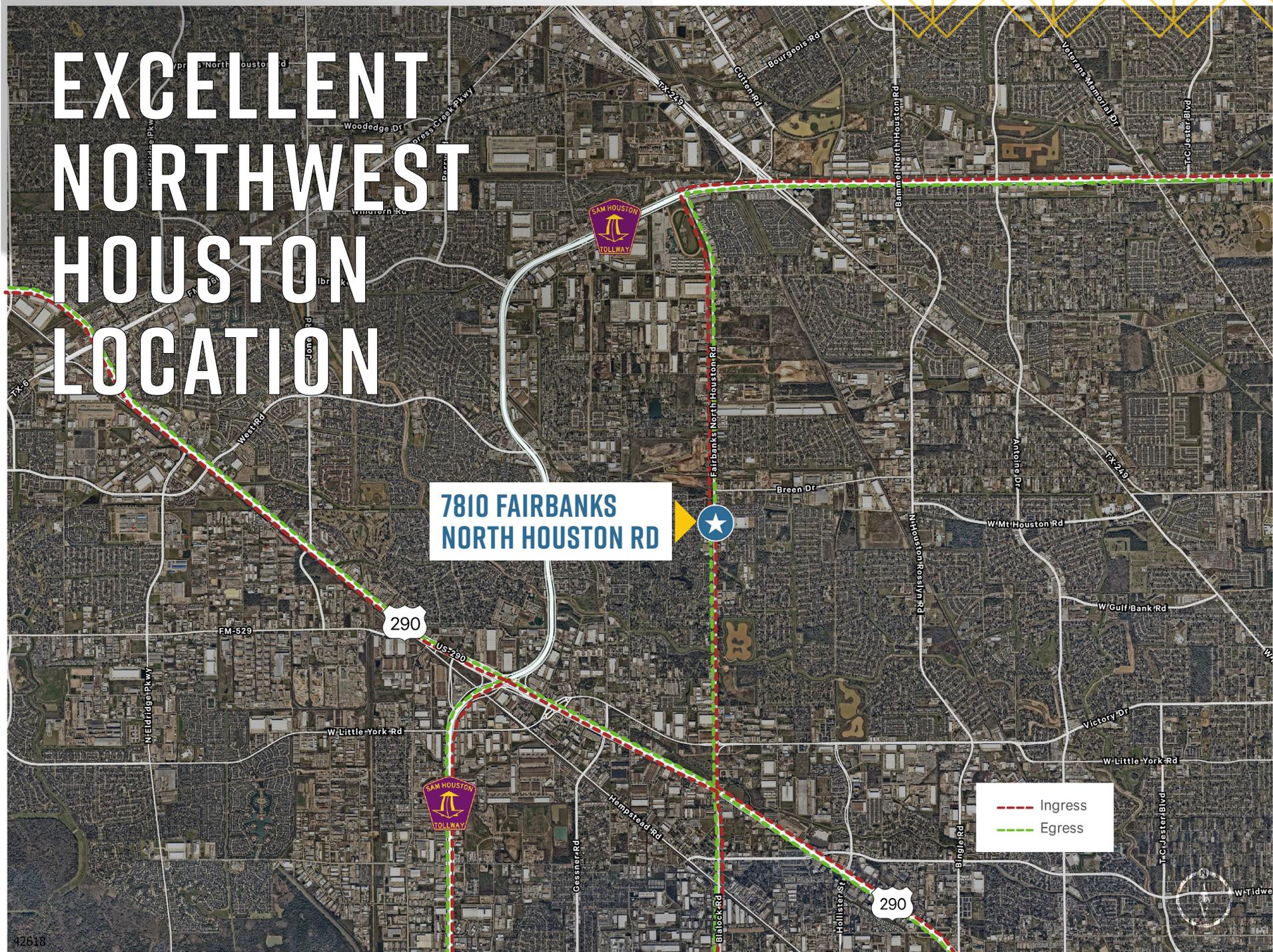
EXCELLENT NORTHWEST HOUSTON LOCATION

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NORTH HOUSTON RD

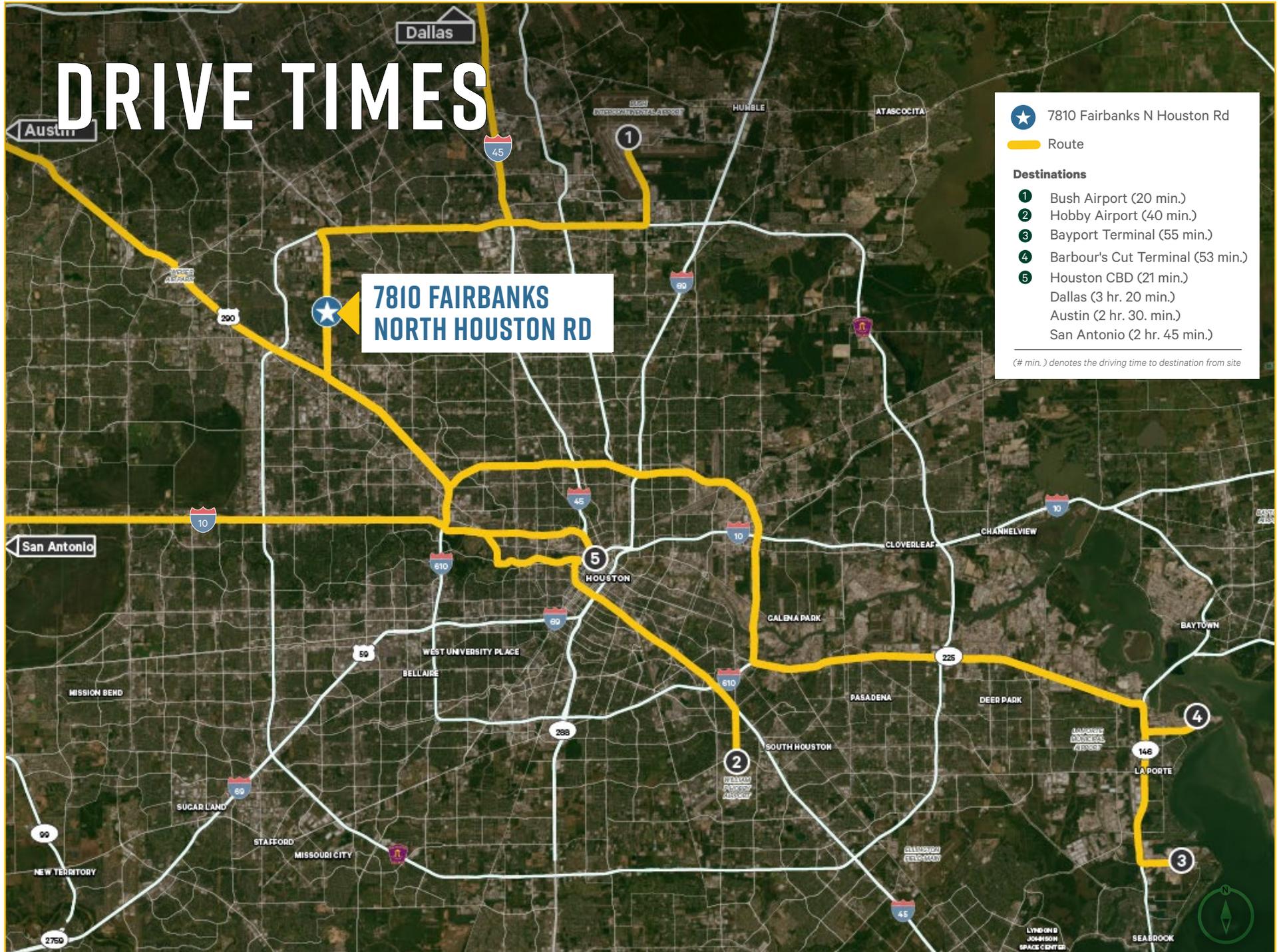
--- Ingress
--- Egress

290

290



DRIVE TIMES



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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Triten
REAL ESTATE PARTNERS

CBRE

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