



116

22

EMPIRE WEST

BUILDING 6 | 127,382 SF

The map displays the Houston area with various landmarks and transportation routes. Key locations include:

- Empire West:** Located in the western part of the map, marked with a brown icon and labeled "EMPIRE WEST".
- Airports:** George Bush Intercontinental Airport (top center) and William P. Hobby Airport (bottom center).
- Population Center:** Marked with a brown icon and labeled "POPULATION CENTER" near the center of the map.
- Barbours Cut Terminal and Bayport Terminal:** Located on the right side of the map, near the coast.
- Major Highways:** Various numbered routes are shown, including 290, 45, 6, 10, 610, 69, 250, 36, 90, 146, 225, and 150.
- Surrounding Cities and Areas:** Cypress, Jersey Village, Spring Valley, Bunker Hill Village, Bellaire, Sugar Land, Missouri City, Richmond, Pecan Grove, Waller, Brookshire, Katy, Cinco Ranch, Aldine, Humble, Kingwood, Atascocita, Crosby, Jacinto City, Pasadena, Deer Park, La Porte, Galveston Bay, and Seabrook.

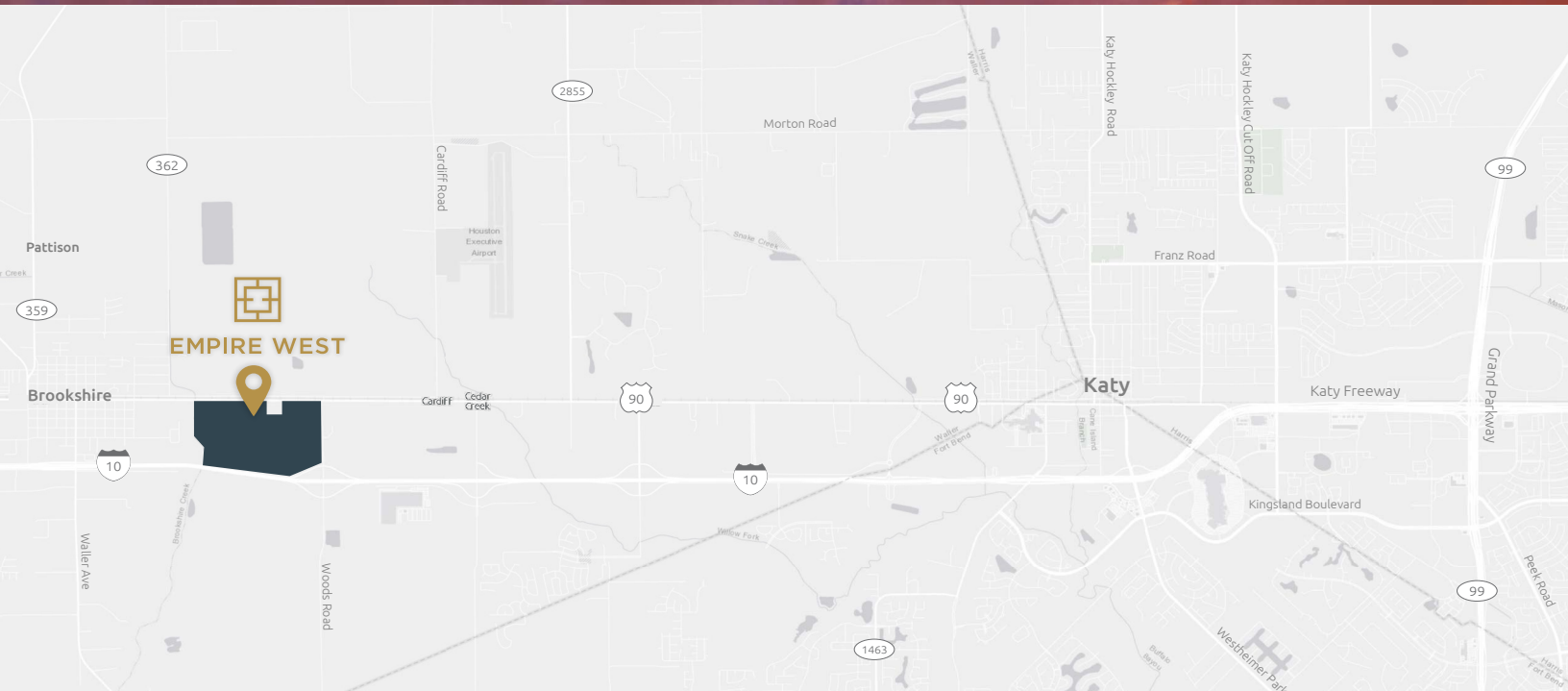


STREAM



EMPIRE WEST

BUILDING 6 | 127,382 SF



BUILDING 6 116 EMPIRE BOULEVARD

- 127,382 SF
 - Divisible to 63,691 SF
 - 3,103 SF office
- Front-load configuration
- 32' clear height
- Fully fenced and secured
- 220' building depth
- 52' x 53'- 4" column spacing
- 8 pit levelers with seals
- 60' speed bay
- 25 dock-high doors / 2 ramps
- 185' truck court
- 33 trailer parking spaces
- ESFR sprinkler system
- 6" reinforced and sealed concrete slab
- 67.3 FF / 48.2 FL
- R-9, 60 mil TPO roof
- Control joints caulked
- 2000 amp pad mounted transformer
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500 Year Flood Plan (Unshaded Zone X)

FOR LEASING INFORMATION CONTACT

JEREMY LUMBRERAS, SIOR | 713.300.0322 | jlumbreras@streamrealty.com
HEATH DONICA | 713.300.0266 | heath.donica@streamrealty.com





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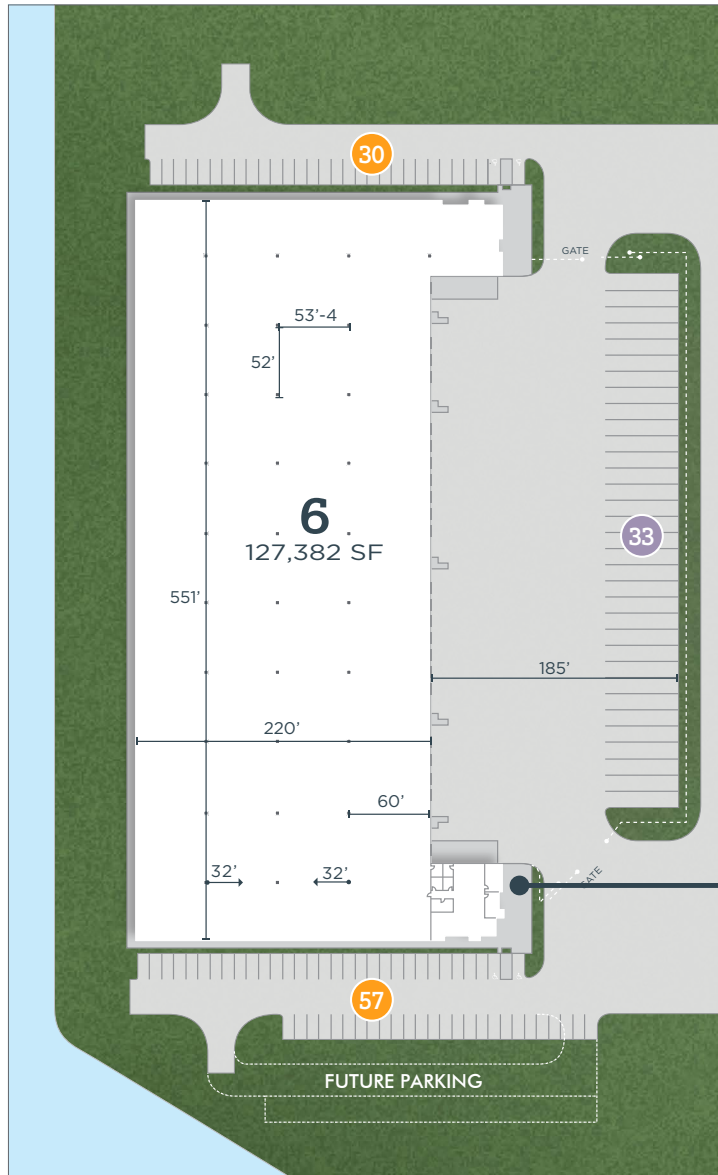
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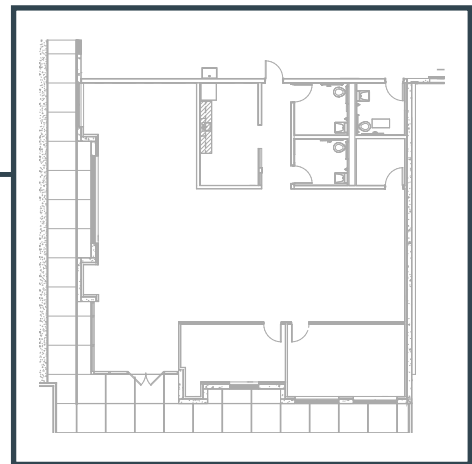


EMPIRE WEST

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OFFICE



- AUTO PARKING
- TRAILER PARKING

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