

INTERCONTINENTAL LANDING

±514,349 SF — DELIVERING Q2 2027
AVAILABLE FOR LEASE OR SALE

8000 AMPS — ADDITIONAL POWER AVAILABLE
RIGID RD AT ALDINE WESTFIELD, HOUSTON, TX



A DEVELOPMENT BY:



MARKETING BY:



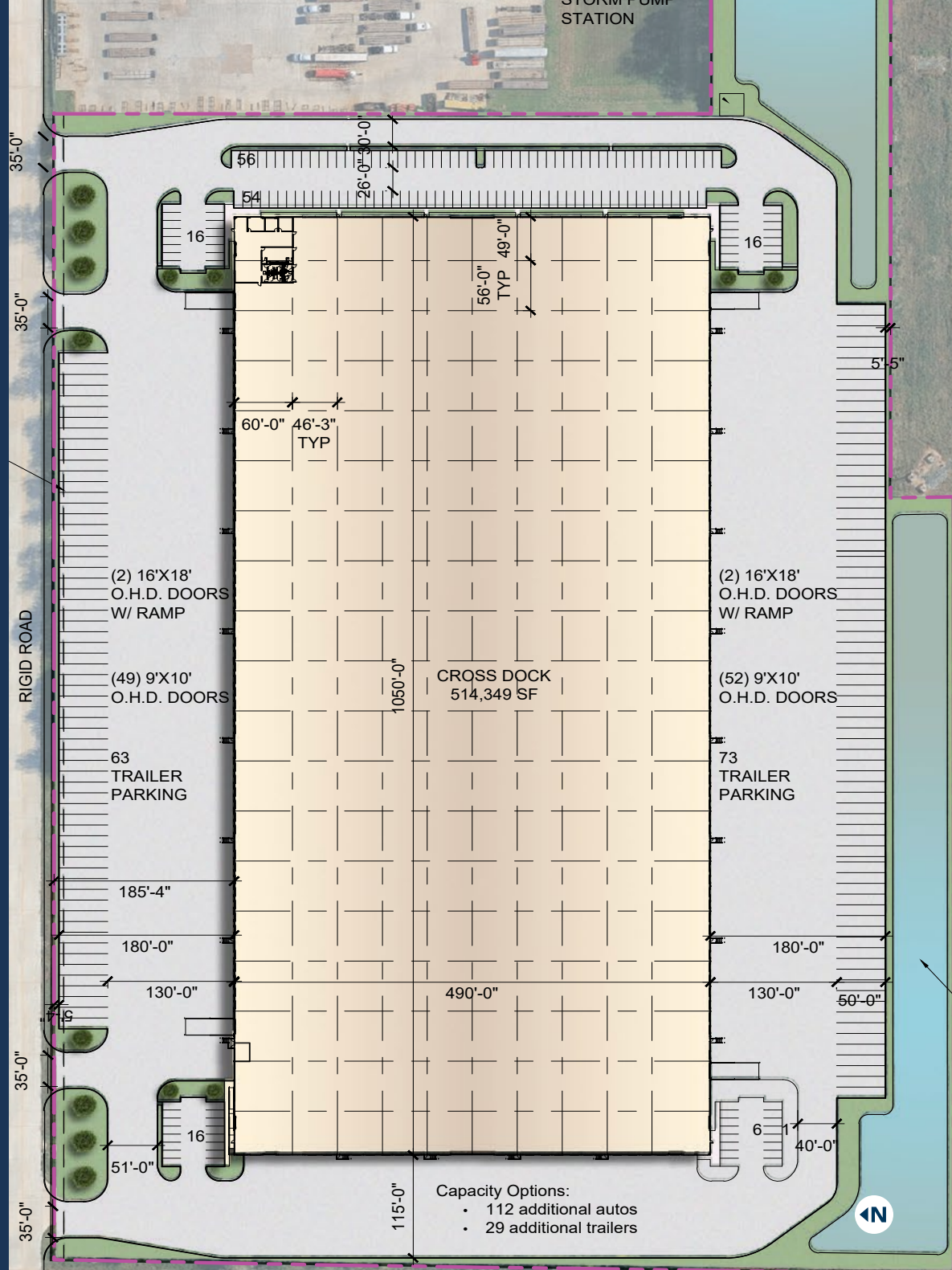
SITE PLAN

Base Building Specs

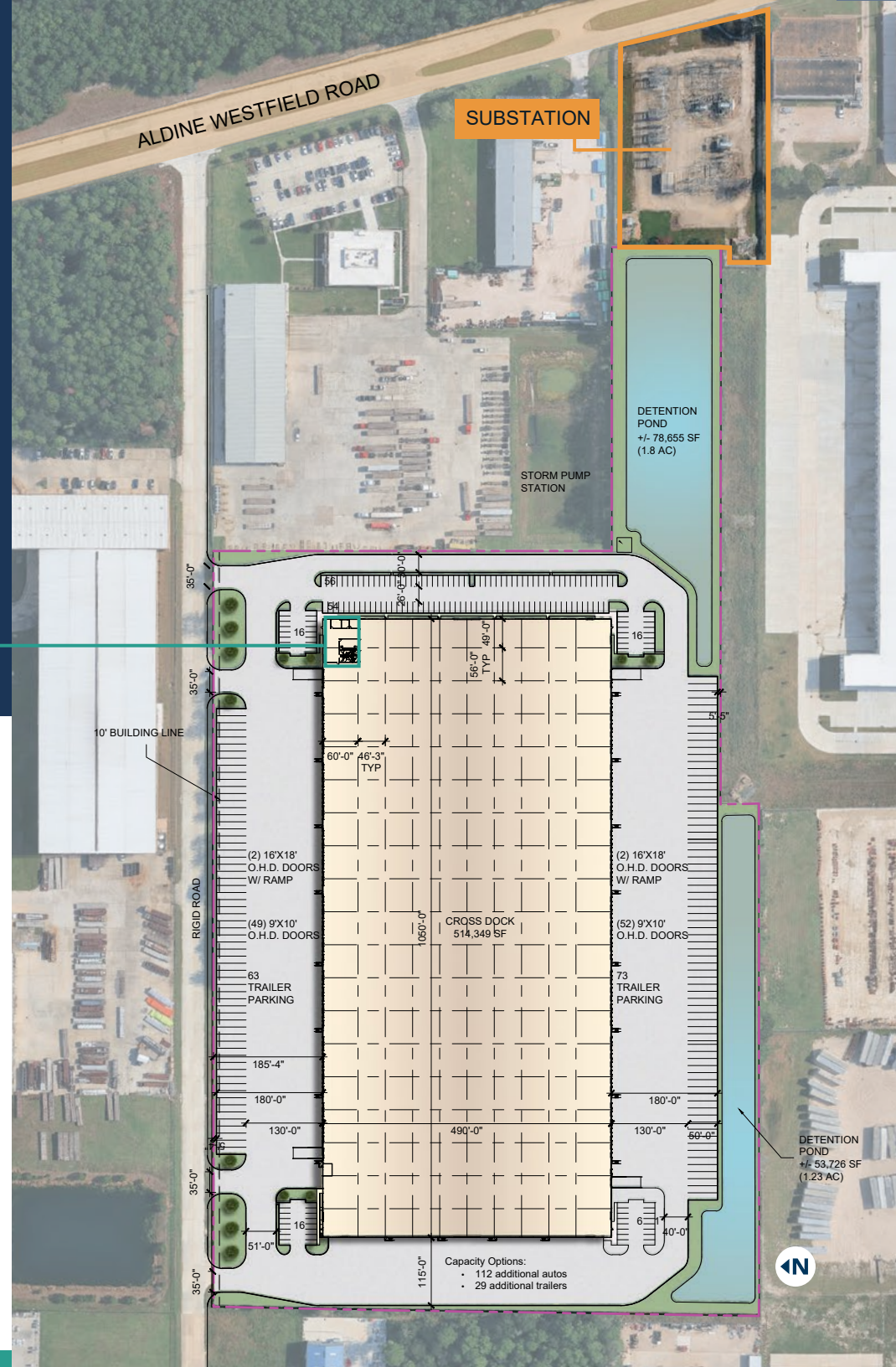
Building Size	514,349 SF
Configuration	Cross Dock
Total Land Area	28.98 Acres
Power Service & Capacity	8,000 Amps
Clear Height	40'
Building Depth	490'
Column Spacing	56' X 46' 3"
Speed Bay Depth	60'
Floor Slab	8"
Dock High Doors	101 (9' X 10')
Ramped Doors	4 (16' X 18')
Sprinkler	ESFR
Truck Court	180'
Parking Spaces	174 (.34 / 1,000) w/ ability to increase to 286
Trailer Parking	136 w/ ability to increase to 165

Office Area & Pre Finish Improvements

- Office Area: 4,380 SF
- Warehouse Lighting: Motion Sensor LED Lighting (2 fixtures per bay)
- Exhaust fans for 1 air change per hour
- Interior Warehouse delivered in White Box Condition
- Joint sealants and diamond hard floor sealer throughout
- Four (4) mechanical levelers at 40,000 lbs capacity



4,380 SF



SUBSTATION

DETENTION
POND
+/- 78,655 SF
(1.8 AC)

STORM PU
STATION

An aerial photograph of a road intersection. A yellow road sign with black text is visible on the left side of the road. The text on the sign reads "ALDINE WESTFIELD ROAD". The road is paved and has a yellow center line. There are green trees and bushes along the roadside.

10' BUILDING LINE

DISCIPLO

(2) 16'X18'
O.H.D. DOORS
W/ RAMP

(49) 9'X10'
O.H.D. DOORS

(49) 9'X10'
O.H.D. DOORS
63
TRAILER
PARKING

185'-4"

180'-0"

130'-0"

Partial view of a site plan showing a building footprint with a dimension of 51'-0" and a room number 16.

1	1	1	050'-0"	CROSS DOCK 514,349 SF
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Capacity Options

- 112 additional
- 29 additional

(2) 16'X18'
O.H.D. DOORS
W/ RAMP

(52) 9'X10'
O.H.D. DOORS

(52) 9'X10'
O.H.D. DOORS
73
TRAILER
PARKING

ns:
tional autos
tional trailers

DETENTION
POND
+/- 53,726 SF
(1.23 AC)

Capacity Options:

- 112 additional autos
- 29 additional trailers

LOCATION OVERVIEW



STRATEGIC LOCATION

- Prime North Houston Location providing strategic distribution and operational connectivity
- Multiple points of ingress / egress offering excellent access to Interstate 45, Beltway 8 North, the Hardy Toll Road and Grand Parkway

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	159 mi	2.5 hrs	2.30MM
SA	203 mi	3.1 hrs	2.55MM
DAL	229 mi	3.4 hrs	7.75MM



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