

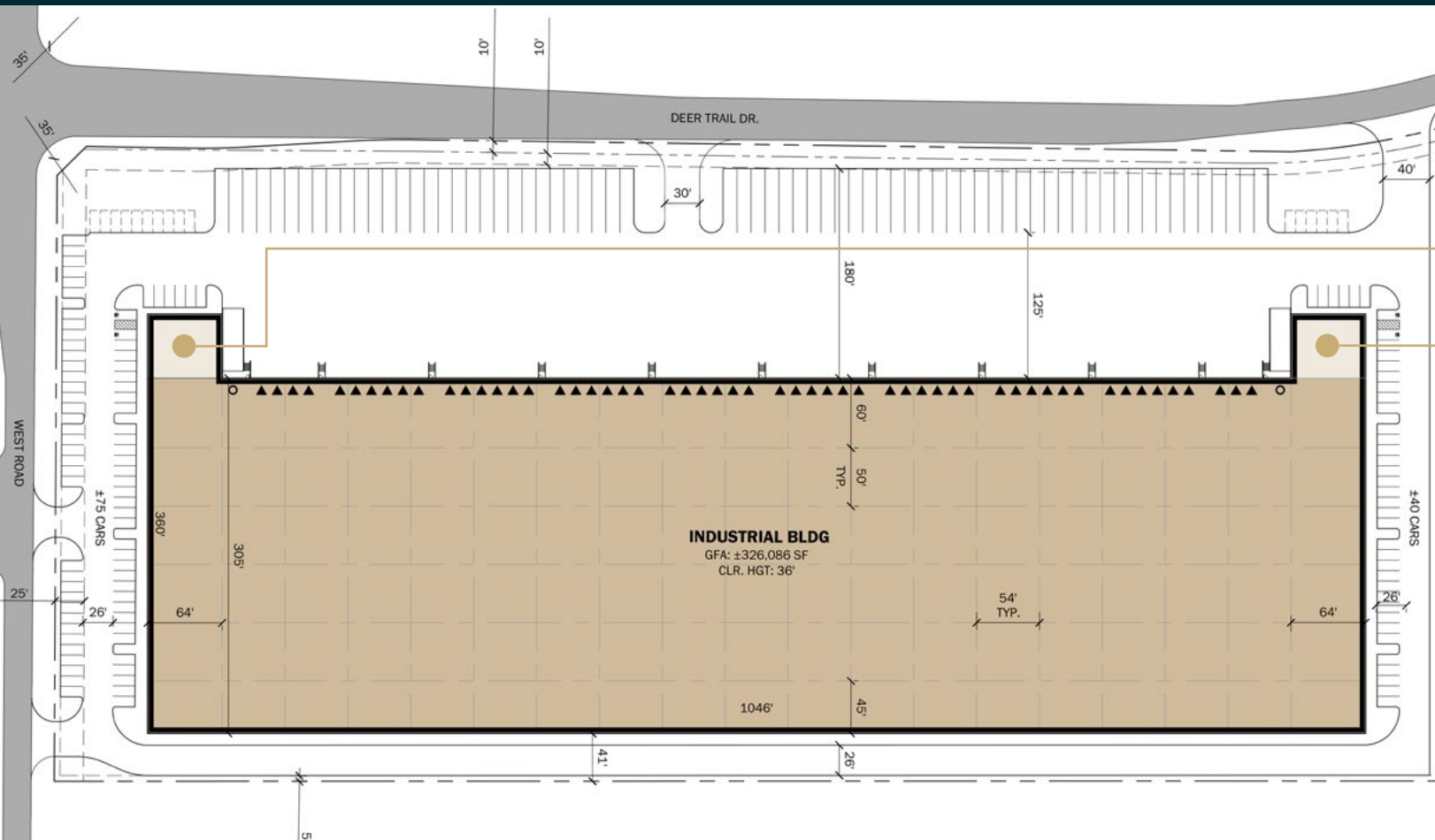


NEW INDUSTRIAL CLASS A SPACE  
AVAILABLE FOR LEASE

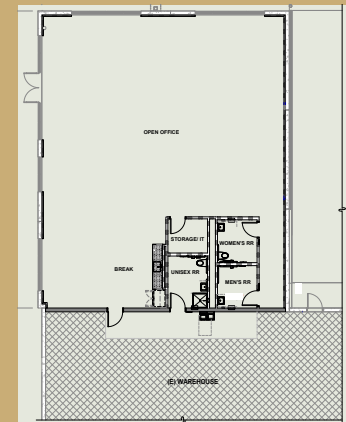
409 WEST RD HOUSTON TX 77038

**West/45**  
LOGISTICS CENTER

# PROPERTY HIGHLIGHTS



## SPEC OFFICE 3,000 SF



**Size - 326,086 SF**  
(Divisible To 175,000 Sf)



**36' Clear**



**55 Dock High Doors with Vision Panels**



**180' Truck Court**



**ESFR Sprinklers**



**2 (12' X 14') Drive In Doors**



**54'X50' Column Spacing**



**115 Auto Parks**



**69 Trailer Stalls**



**Tax Mill Rate: 2.11**



**4,000 amps**

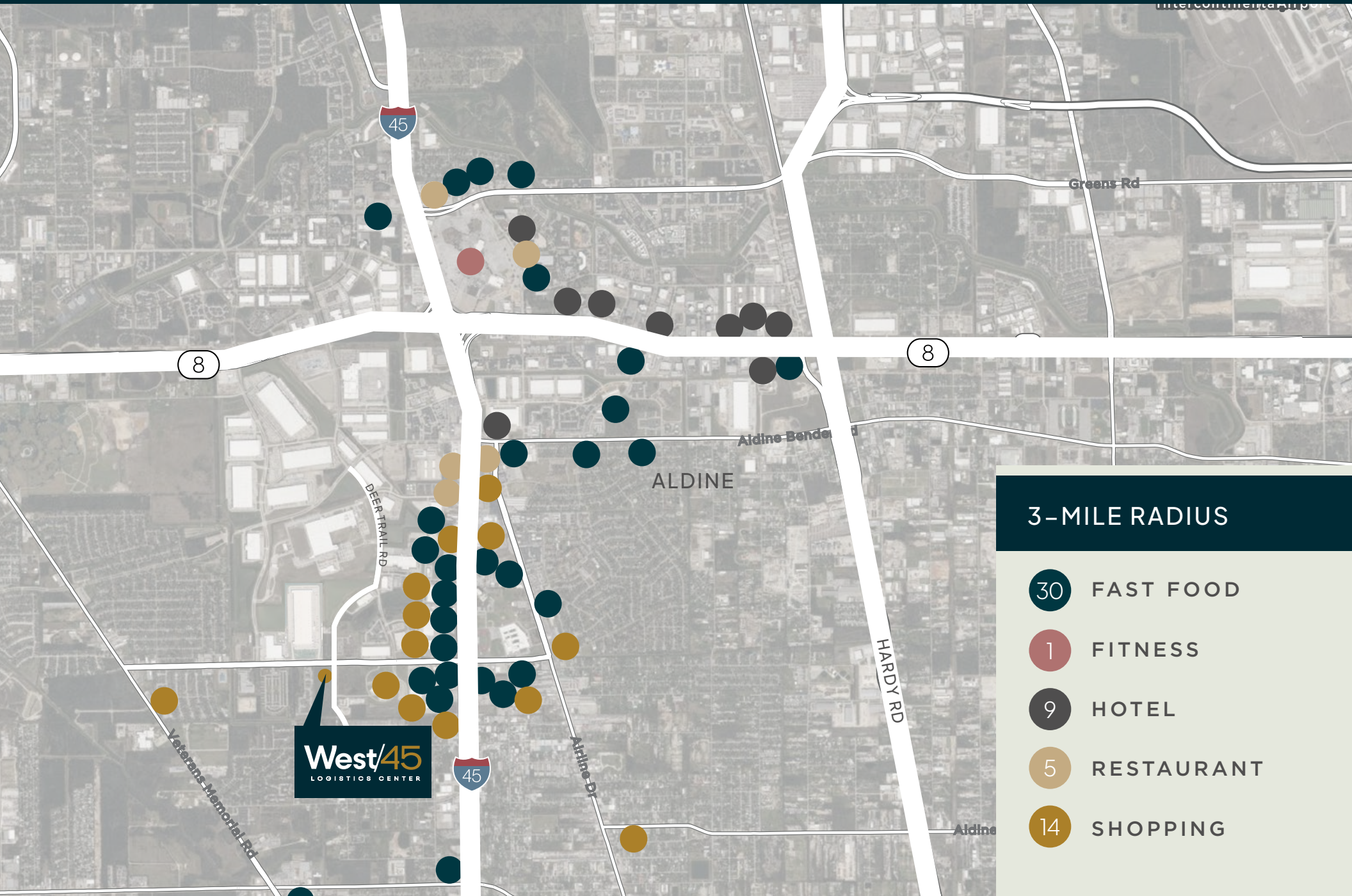


# EASY ACCESS





# PRIME LOCATION





# INDUSTRIAL NEIGHBORS





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