

**PARK 845**  
CROSSING  
**BUILDING A**

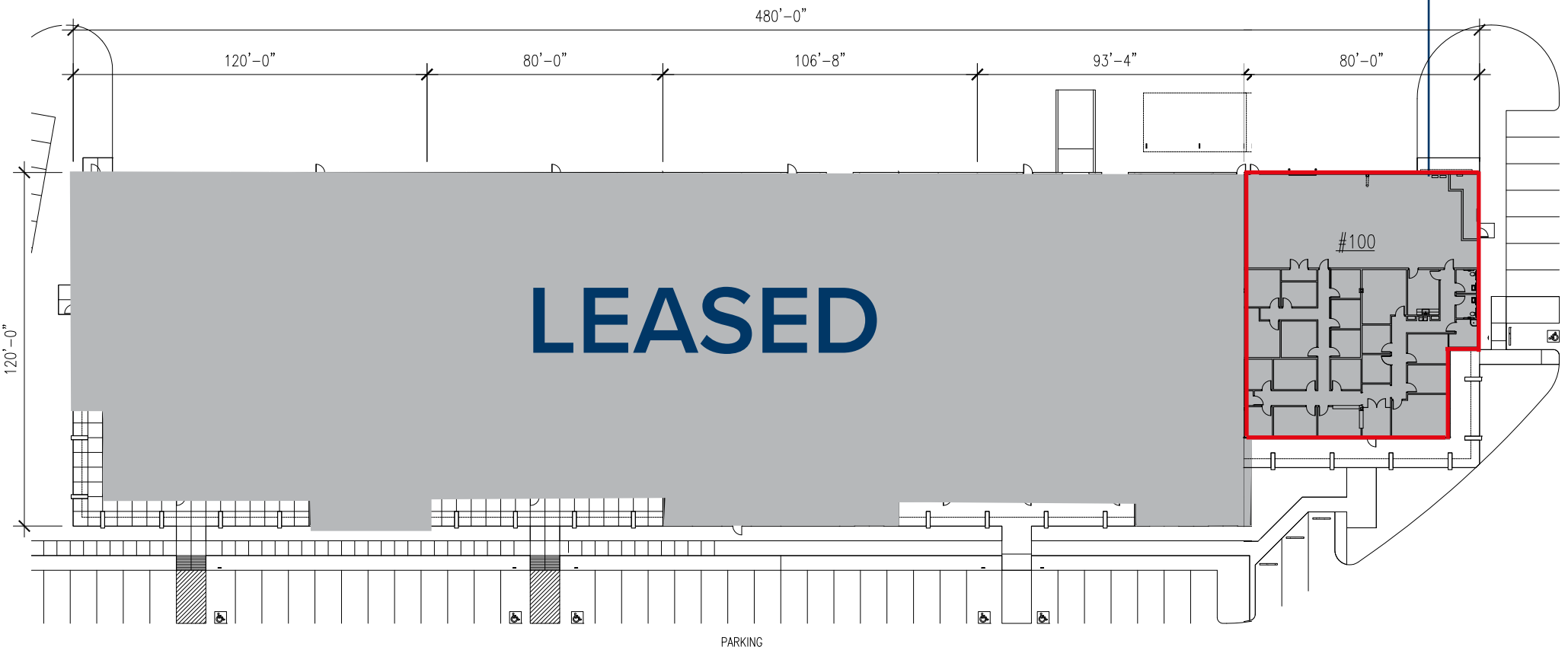


Jones Lang LaSalle Brokerage, Inc.



**±7,649 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE**  
**11710 North Freeway | Houston, TX 77060**

**Suite 100**  
±7,649 SF



# PROPERTY OVERVIEW



±7,649 SF Total Available



Rear load configuration



18' Clear height



Excellent access to  
Interstate 45 & Beltway 8



ESFR Sprinklered



Contact brokers for more  
information

# SUITE 100 OVERVIEW

- ±7,649 SF Total Available
- ±5,062 SF Total Office
- ±2,587 SF Warehouse
- One (1) grade level door
- 18' Clear Height
- ESFR Sprinkler System



# SUPERIOR LOCATON

The site is centrally located at the southeast corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.





# PARK 845 CROSSING

**Immediate Access** to Interstate 45 & Beltway 8

**13 minutes** to The Grand Parkway

**15 minutes** to George Bush Intercontinental Airport (IAH)

**15 minutes** to Interstate 10

**20 minutes** to The Woodlands

**20 minutes** to Downtown Houston

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