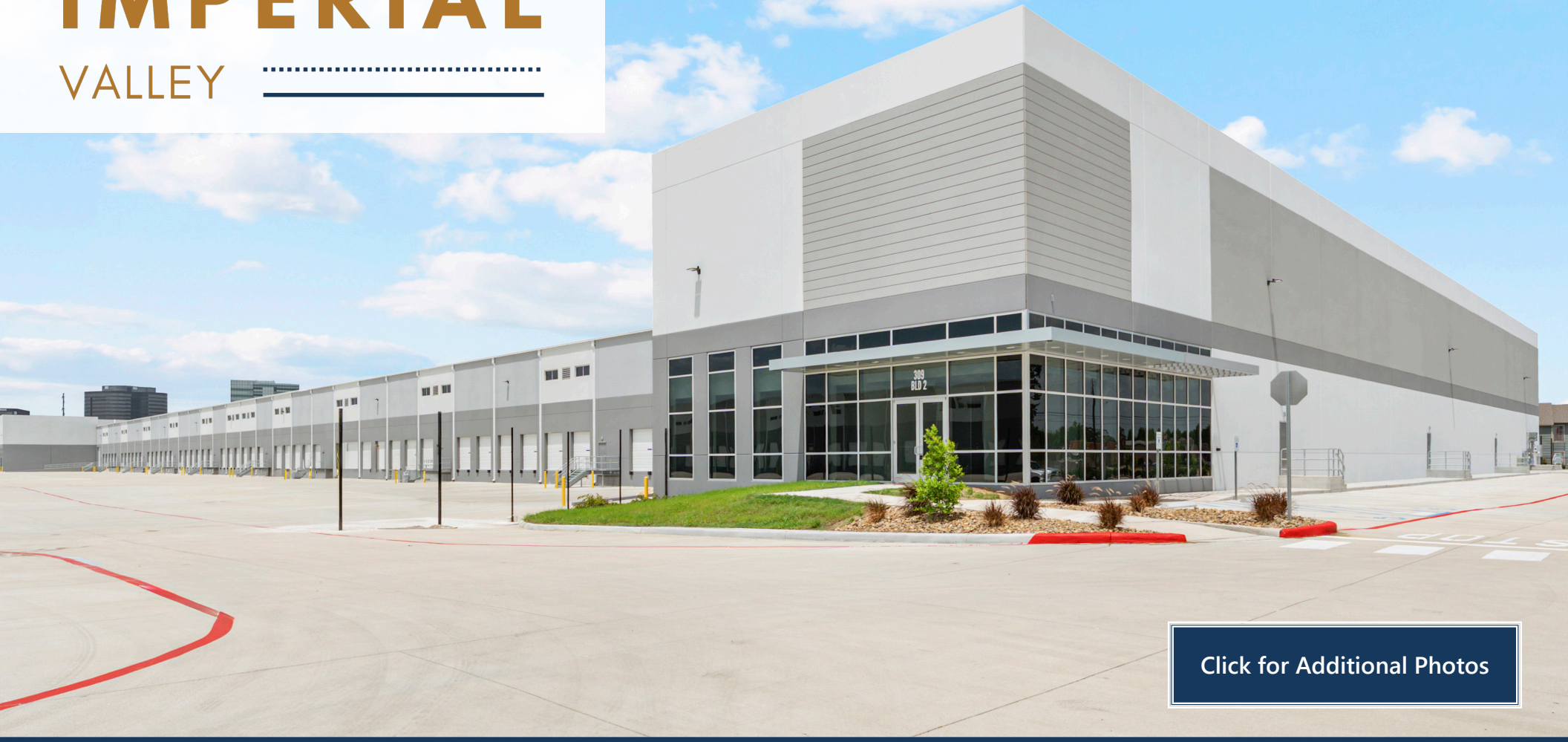


# IMPERIAL

VALLEY



[Click for Additional Photos](#)

## UP TO ±115,440 SF AVAILABLE

309 ALDINE BENDER RD | HOUSTON, TX 77060

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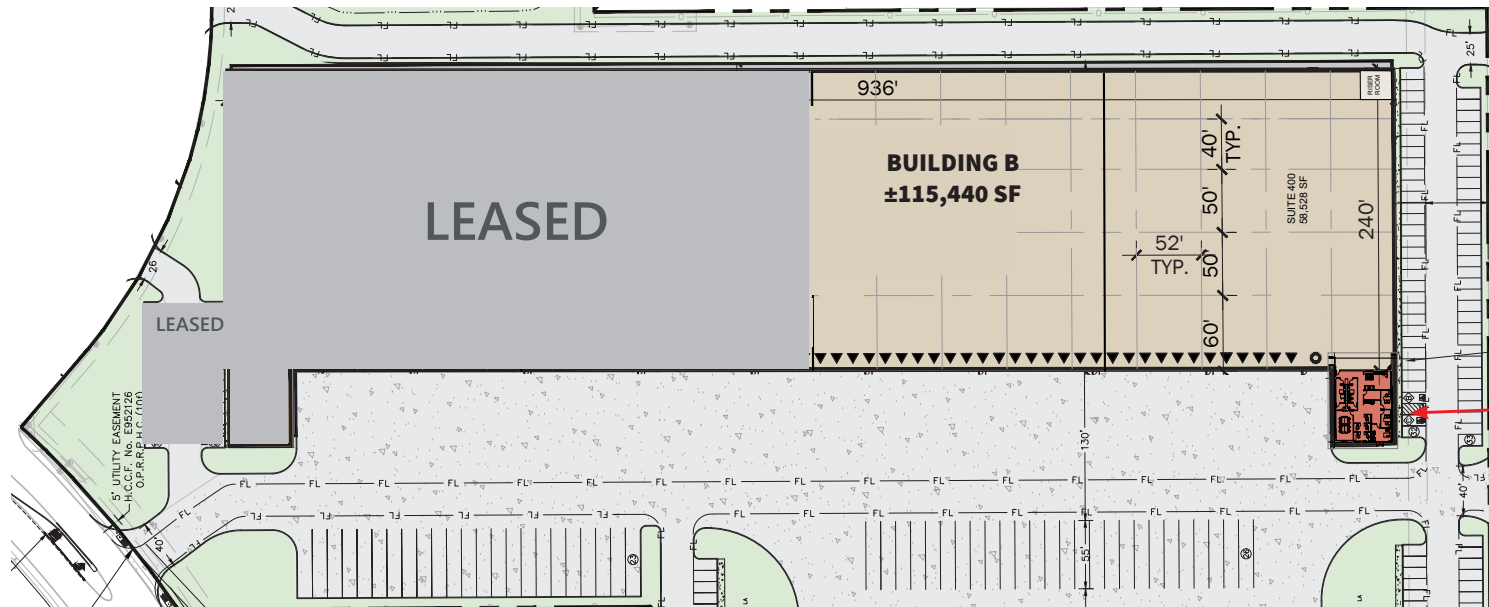
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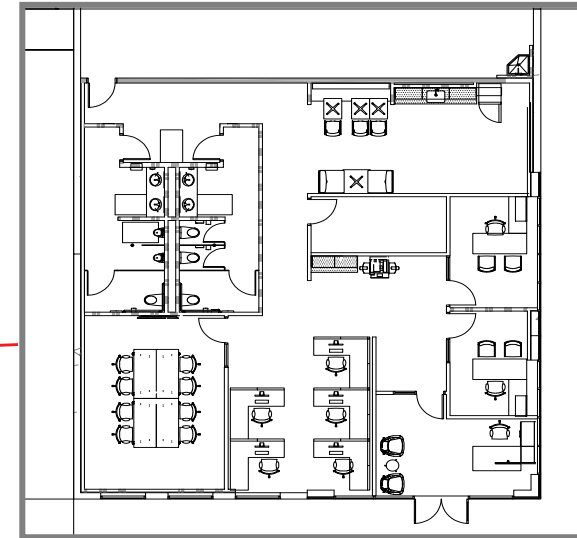
  
PROVIDENT  
INDUSTRIAL

  
Jones Lang LaSalle Brokerage, Inc.

# BUILDING B - SITE PLAN



SPEC OFFICE - ±2,665 SF

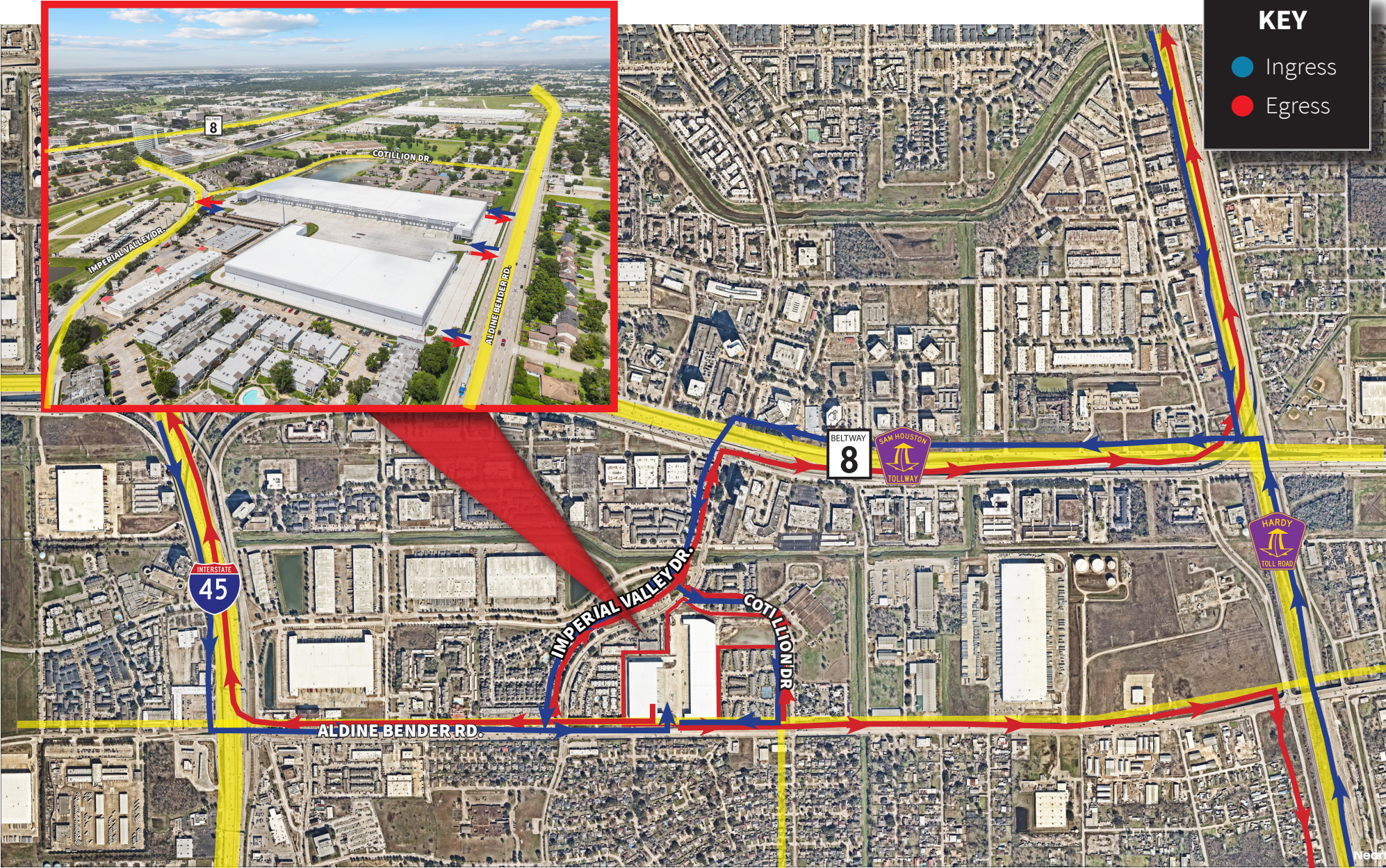


## BUILDING FEATURES

Total SF:	115,440 SF	Column Spacing:	50' X 52'	Parking Spaces:	61
Office SF:	2,665 SF	Dock Doors:	30	Truck Court:	210'
Configuration:	Front Load	Dock Levelers:	3	Trailer Stalls:	16
Building Depth:	240'	Ramp:	1		
Clear Height:	32'	Sprinkler:	ESFR		

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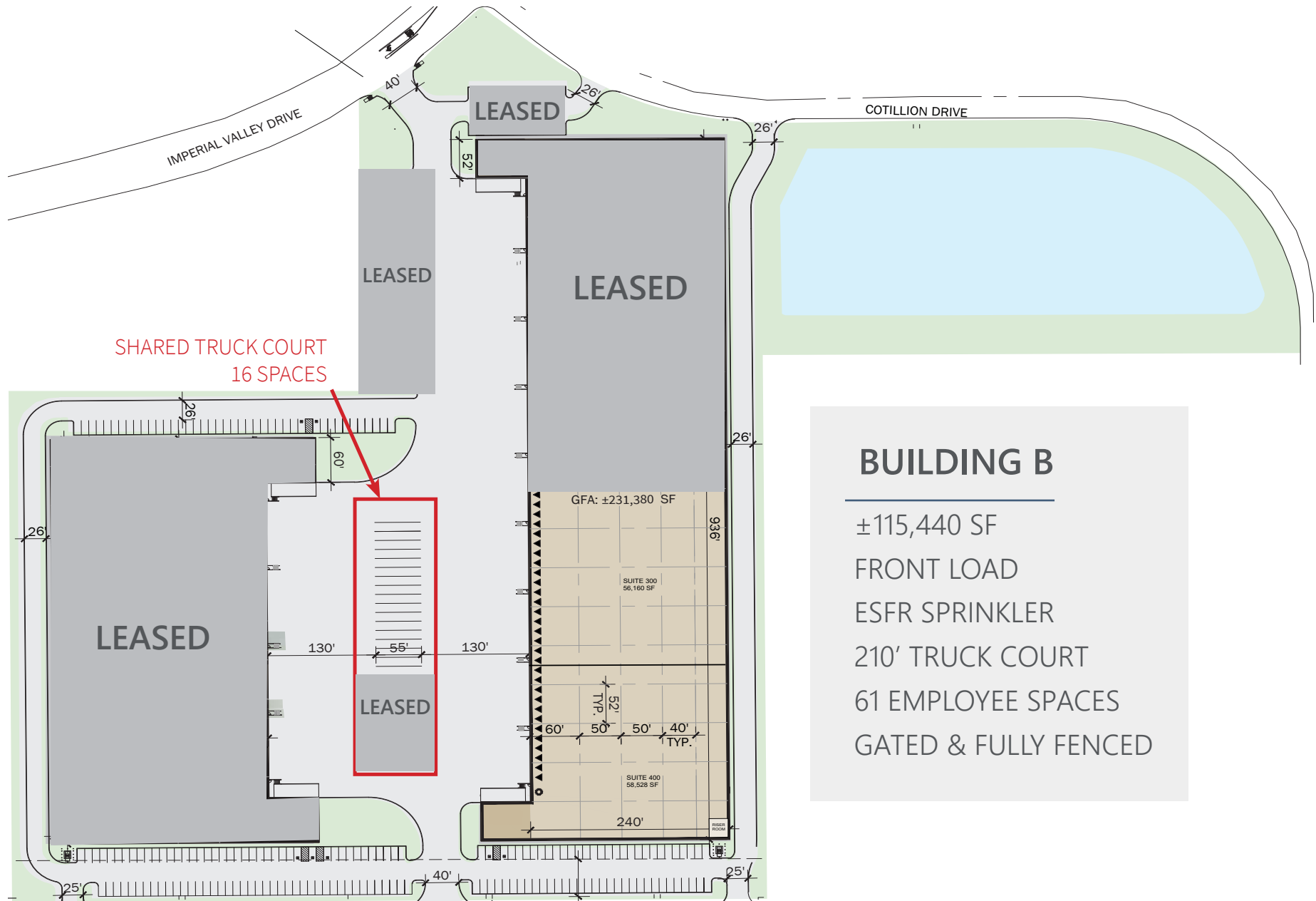
# SUPERIOR ACCESS



Triple direct Access to Hardy Toll Road, Beltway 8, and I-45

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# IMPERIAL VALLEY OVERVIEW

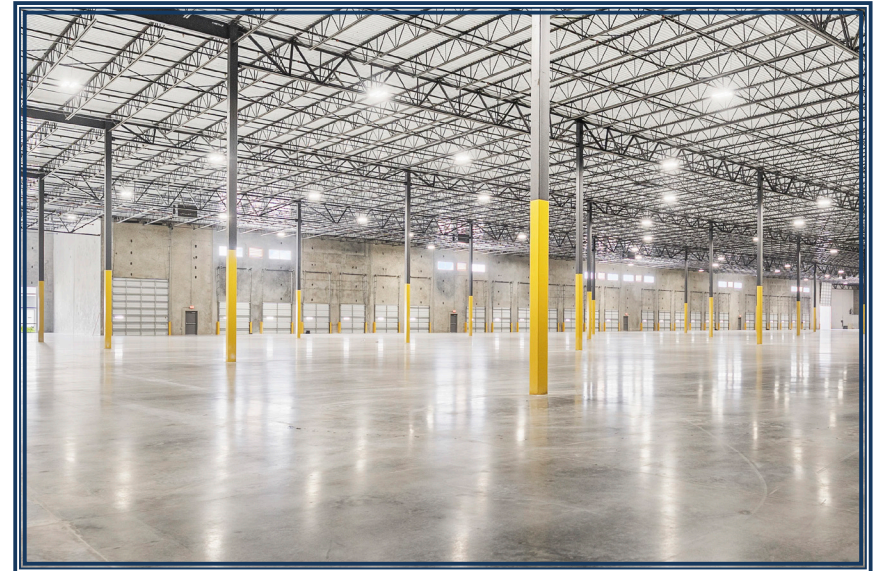


## BUILDING B

±115,440 SF  
 FRONT LOAD  
 ESFR SPRINKLER  
 210' TRUCK COURT  
 61 EMPLOYEE SPACES  
 GATED & FULLY FENCED

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# INTERIOR PHOTOS



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# STRATEGIC LOCATION



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