



TRANSWESTERN

REAL ESTATE
SERVICES

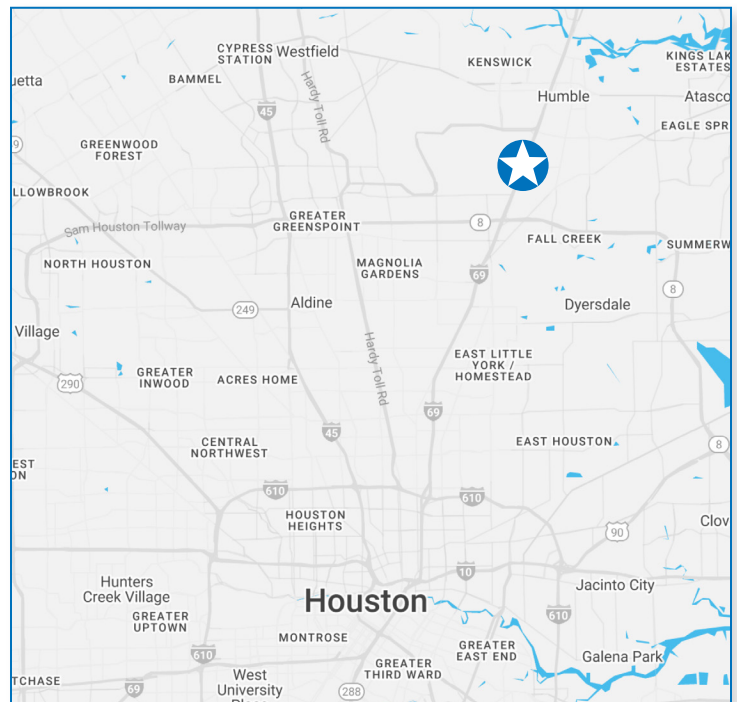


SUBLEASE 307,400 SF Warehouse Space Available

Port North 59 | 7491 Rankin Rd., Humble, TX 77396

PROPERTY HIGHLIGHTS

- 307,400 SF Total
- ±3,376 SF Spec Office
- 36' Clear height
- Cross-dock configuration
- ESFR Sprinklered
- 40' Wide access road
- 1.995541% tax rate (low tax rate)
- City of Humble
- Direct access from I-69
- Close proximity to IAH airport, Beltway 8, and Highway 59
- **Current Lease Expiration: 4/30/30**



LEASING CONTACTS

 TRANSWESTERN REAL ESTATE SERVICES

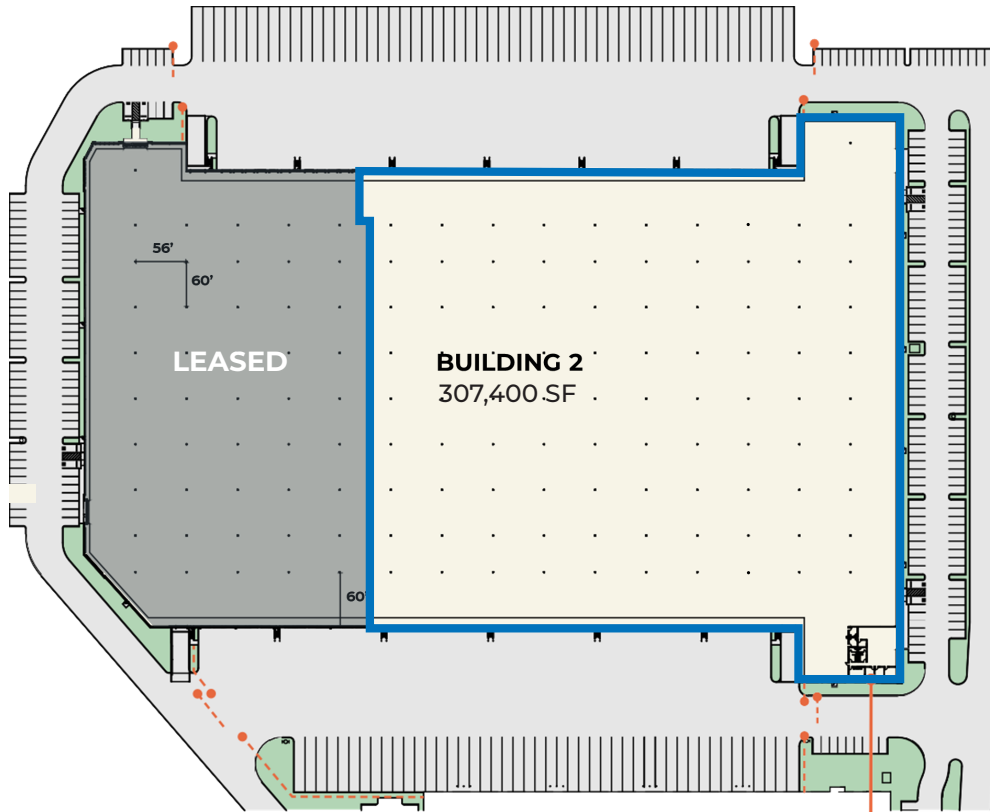
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SUBLEASE 307,400 SF Warehouse Space

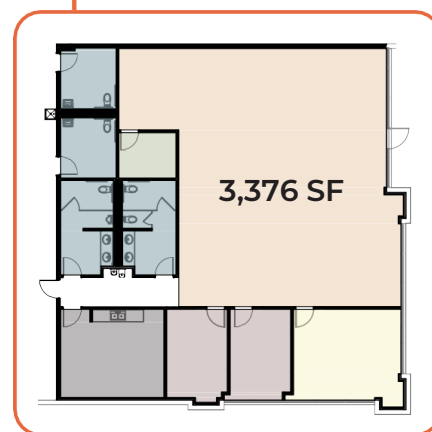
PortNorth 59 | Building 2 | 7491 Rankin Rd, Humble, TX 77396

FLOOR PLAN



- 307,400 SF Total
- ±3,376 SF Spec Office
- 36' Clear Height
- 56'x50' typical column spacing with 60' speed bay
- 500' building depth
- 60 dock-high doors
- 2 ramps
- 180' truck courts

- 75 trailer parking spaces
- Make-ready office
- ESFR sprinklered
- 40,000 lbs. pit-levelers on every other door
- White TPO, 60-mil roof
- White boxed warehouse
- 1.995541% tax rate (low tax rate)



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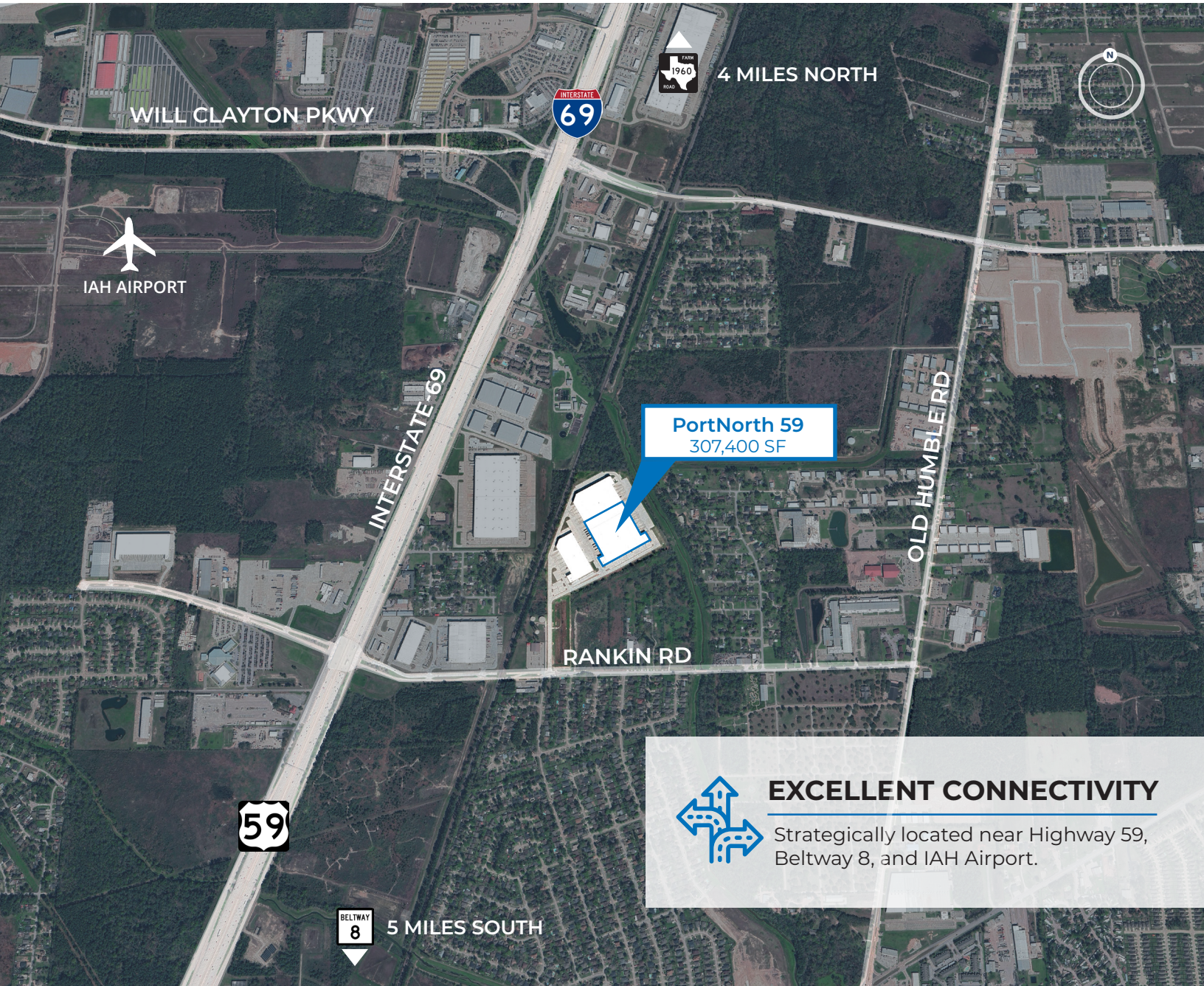
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AERIAL MAP



EXCELLENT CONNECTIVITY

Strategically located near Highway 59, Beltway 8, and IAH Airport.

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