

2800 FONDREN | HOUSTON, TX

# WAREHOUSE + DISTRIBUTION SPACE

Dock-high distribution space in West Houston with flexible configurations, in-place racking, and truck court access.



DIVISIBLE FROM

**+/-10,000 SF**

**UP TO +/-100,000 SF**



## WAREHOUSE HIGHLIGHTS



**20**

**DOCK POSITIONS**

Dock-high loading with overhead doors on the north and south sides.



**2**

**TRUCK WELLS**

Two truck wells and clear truck court access for efficient freight movement.



**33'**

**CLEAR HEIGHT**

33-foot clear height for optimized storage and operations.



**480V**

**3-PHASE POWER**

3-phase, 480V power to support heavy-duty warehouse operations.



**27 RACK ROWS / 6 SECTIONS**

In-place racking infrastructure with 27 rows divided into 6 sections.



**IDEAL FOR**

Warehouse, Distribution, Fulfillment, Storage, and Last-Mile Logistics.



### BUILT FOR PERFORMANCE

- ✓ Dock-high loading and shipping and receiving access
- ✓ In-place racking infrastructure saves time and capital

- ✓ Flexible warehouse configurations to fit your operation
- ✓ Also supports sample storage and light overflow needs for retail/design tenants

## KEY SPECS



**FULLY  
SPRINKLERED**

Fire protection throughout



**9 ACRES /  
334 PARKING  
SPACES**

Ample parking and site circulation



**ACCESS**

Fondren, Park W, Westpark, and Beltway 8



**WEST HOUSTON**

Prime location with excellent regional connectivity



**Interested in learning more?**

Warehouse leasing in collaboration with the developer.

**Nicole Sabbagh**

Sabbagh Property Group

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 **713-231-8996**

# WAREHOUSE FEATURES + SITE PLAN

**Built for storage, fulfillment, shipping/receiving and last-mile distribution.**


Clean warehouse space, dock-high loading, in-place racking and flexible configurations from +/-10,000 SF to +/-100,000 SF.



## IN-PLACE RACKING INFRASTRUCTURE

27 rack rows divided into 6 sections.



 Warehouse area shown in purple

## KEY SPECIFICATIONS



### DIVISIBILITY

From +/-10,000 SF  
up to +/-100,000 SF



### DOCKS

20 dock positions  
north + south



### TRUCK WELLS

2 truck wells



### CLEAR HEIGHT

33' clear height



### POWER

3-phase, 480V



### FIRE

Fully sprinklered



### RACKING

27 rows /  
6 sections



### SITE

9 acres /  
334 spaces



### ACCESS

Fondren, Park W, Westpark, Beltway 8

## RECEIVING SIDE

Dock-high doors, truck wells  
and receiving access.



## ALSO SUPPORTS SAMPLE STORAGE & LIGHT OVERFLOW NEEDS

Ideal for retail/design tenants seeking warehouse space with flexibility beyond core distribution and fulfillment.



## Interested in learning more?

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