



ALMEDA SW CROSSING

AVAILABLE
FOR SALE OR LEASE

TWO-BUILDING INDUSTRIAL DEVELOPMENT
BUILDING 1 – 138,030 SF | BUILDING 2 – 93,670 SF

Breaking Ground November 2026 | July 2027 Delivery



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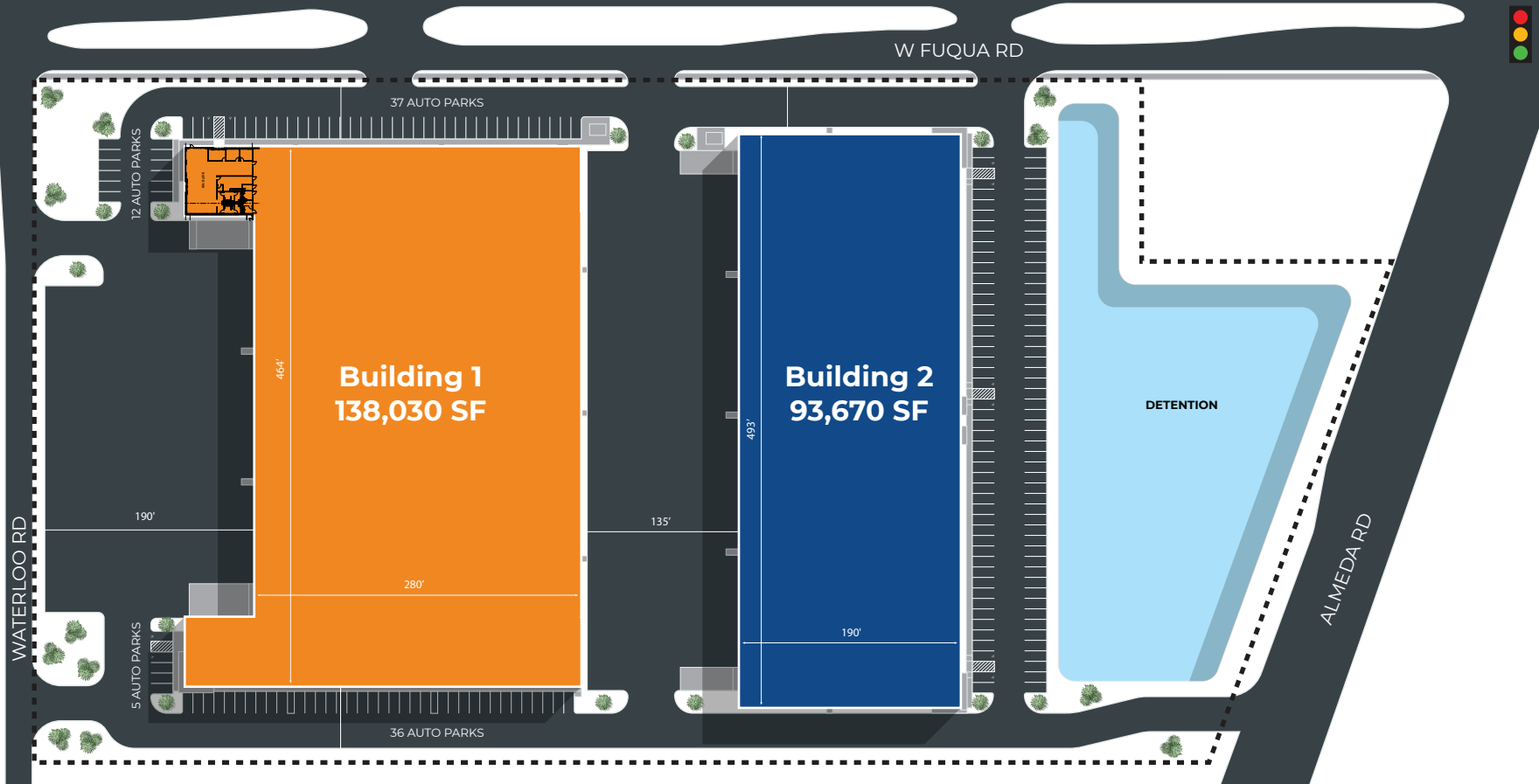
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DEVELOPMENT OVERVIEW



PROPERTY FEATURES



BUILDING 1

TOTAL SF 138,030

OFFICE SF 4,675

CONFIGURATION Front Load

CLEAR HEIGHT 32'

BUILDING DIMENSIONS 280' x 464'

COLUMN SPACING 52' x 55'

SPEED BAY 60'

TRUCK COURT DEPTH 190'

DOCK HIGH DOORS (20) 9' x 10'

RAMPS (2) 16'x18' Overhead Doors

TRAILER PARKING 20 Spaces

AUTO PARKING 90 Spaces

SPRINKLER ESFR

POWER 2000kva Transformer

SLAB THICKNESS 6"

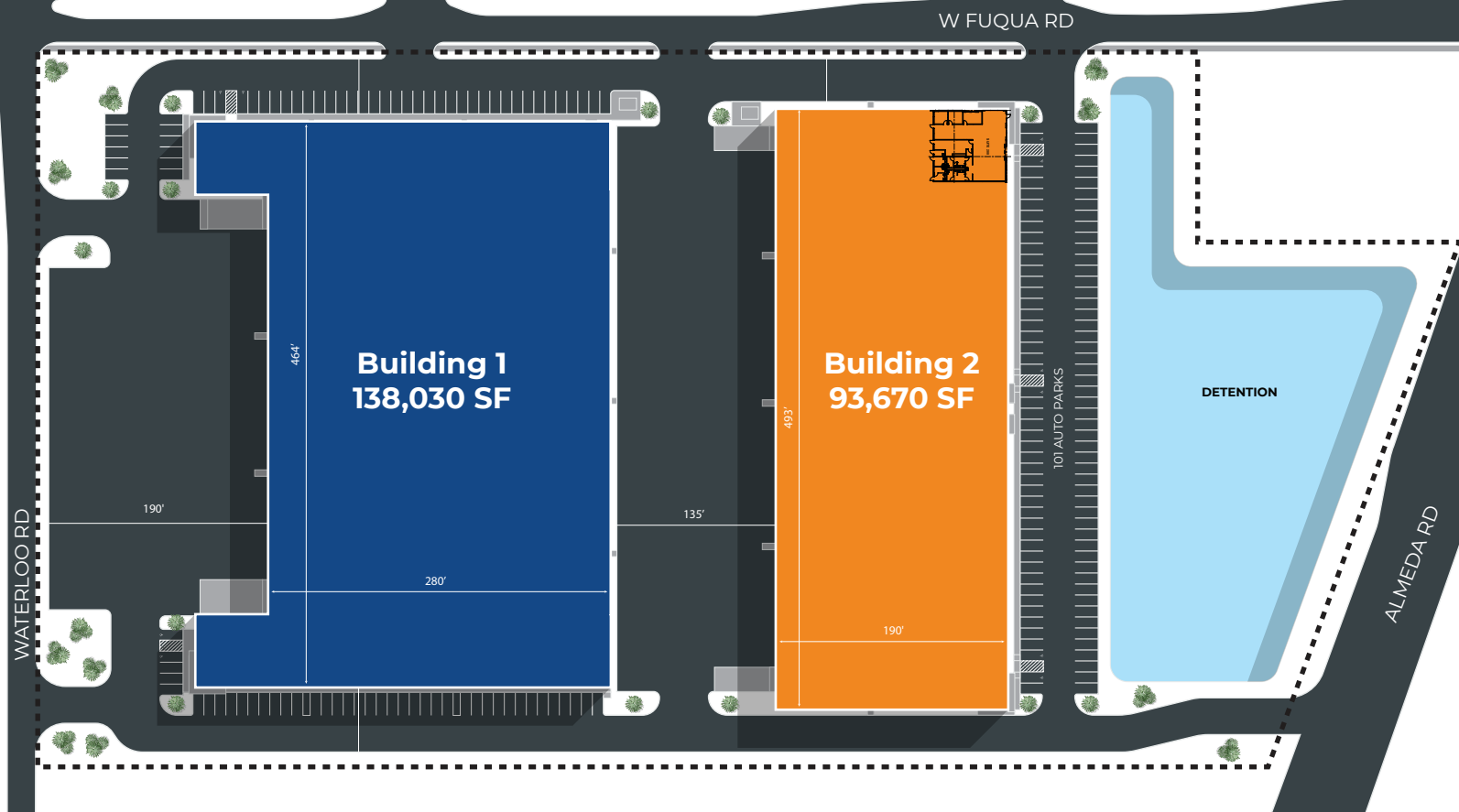
FLOORS Joint Sealant & Diamond
Hard Floor Sealer Throughout

LIGHTING 2 LED Fixtures Per Bay

FANS 1 Air Change Per Hour

MECHANICAL DOCK LEVELERS (2) 40k-lb

PROPERTY FEATURES



BUILDING 2

TOTAL SF 93,670 SF

OFFICE SF 3,575

CONFIGURATION Rear Load

CLEAR HEIGHT 32'

BUILDING DIMENSIONS 190' x 493'

COLUMN SPACING 52' x 43.4'

SPEED BAY 60'

TRUCK COURT DEPTH 135'

DOCK HIGH DOORS (29) 9' x 10'

RAMPS (2) 16'x18' Overhead Doors

AUTO PARKING 101 Spaces

SPRINKLER ESFR

POWER 1500kva Transformer

SLAB THICKNESS 6"

FLOORS Joint Sealant & Diamond Hard Floor Sealer Throughout

LIGHTING 2 LED Fixtures Per Bay

FANS 1 Air Change Per Hour

MECHANICAL DOCK LEVELERS (2) 40k-lb

LOCAL ACCESS MAP



INGRESS →
← EGRESS

STRATEGIC DISTANCES

BELTWAY 8
1.0 MILES

BARBOURS CUT
31 MILES

610
4.9 MILES

HOBBY
10.5 MILES

I-10
13.4 MILES

IAH
30 MILES

288
2.0 MILES

CBD
12 MILES

BAYPORT
28.1 MILES

SKILLED REGIONAL WORKFORCE

FORKLIFT DRIVERS

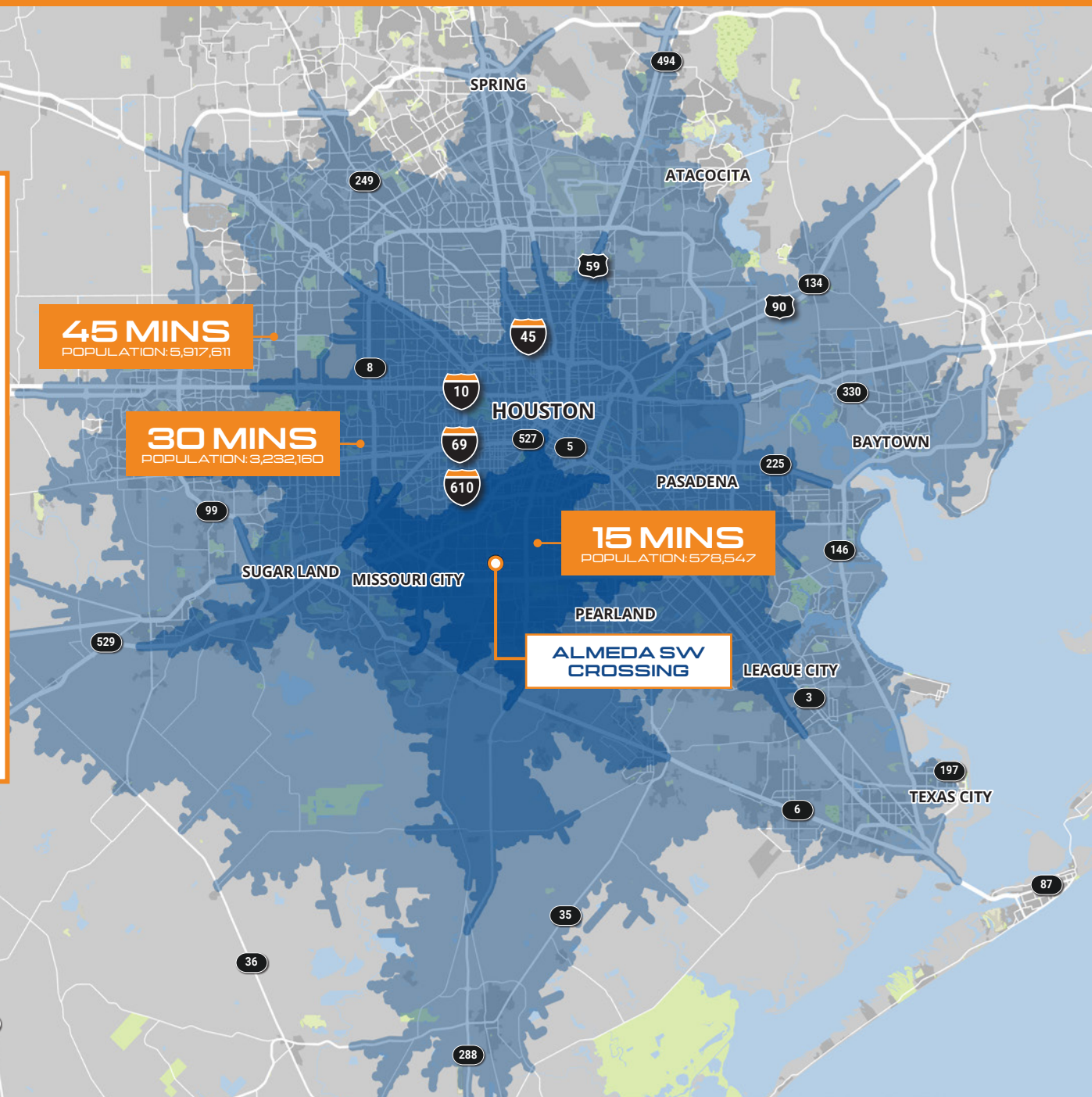
Drivetime	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers
15 MIN	47%	26	460
30 MIN	37%	1,615	6,102
45 MIN	37%	2,357	12,739

Average Hourly Earnings: **\$19.66**

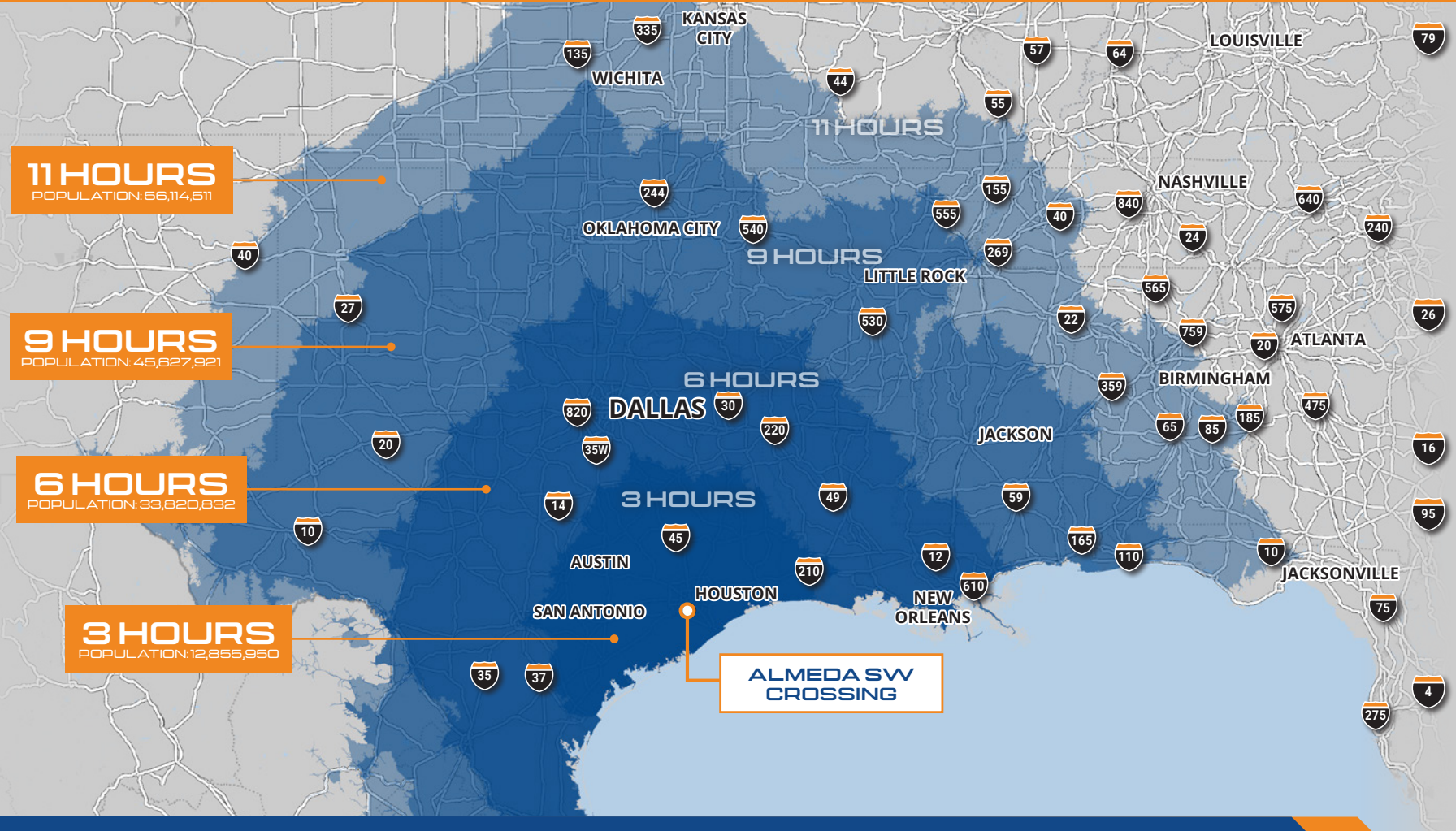
WAREHOUSE WORKERS

Drivetime	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers
15 MIN	32%	-154	3,569
30 MIN	25%	14,450	48,127
45 MIN	27%	17,131	96,994

Average Hourly Earnings: **\$17.21**



1-DAY REACH MAP



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