

CARSONBAY10



UP TO ±440,000 SF FOR LEASE

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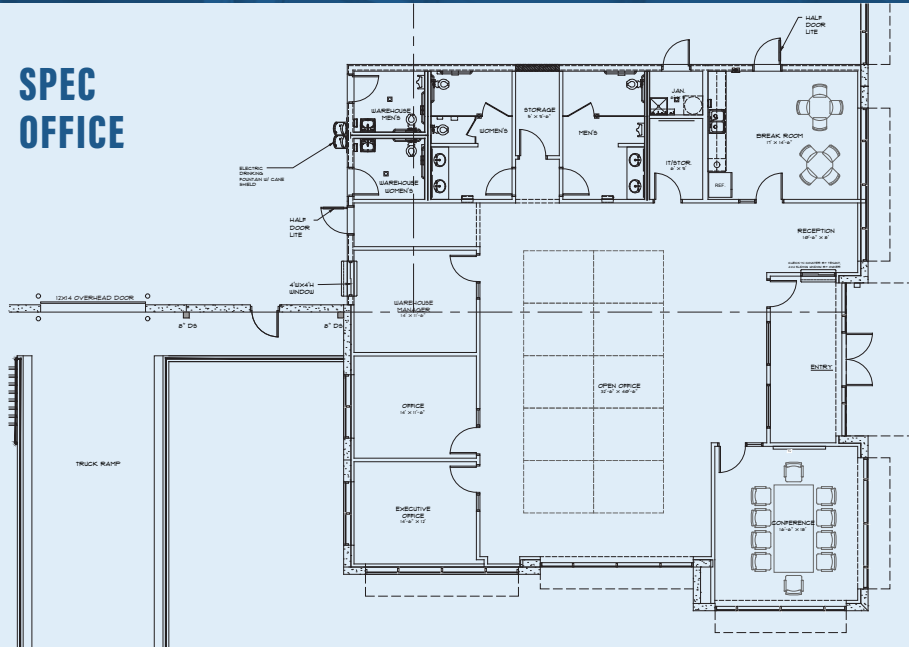
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PHASE I OVERVIEW

SPEC OFFICE



BUILDING 1

TOTAL SF AVAILABLE:
±223,176 SF

SPEC OFFICE SIZE:
±3,376 SF

CONFIGURATION:
Cross Dock

CLEAR HEIGHT:
32'

BUILDING DEPTHS:
650' x 350'

POWER:
3Phase/480V/4000 Amps

DOCK DOORS:
60 (9' x 10')

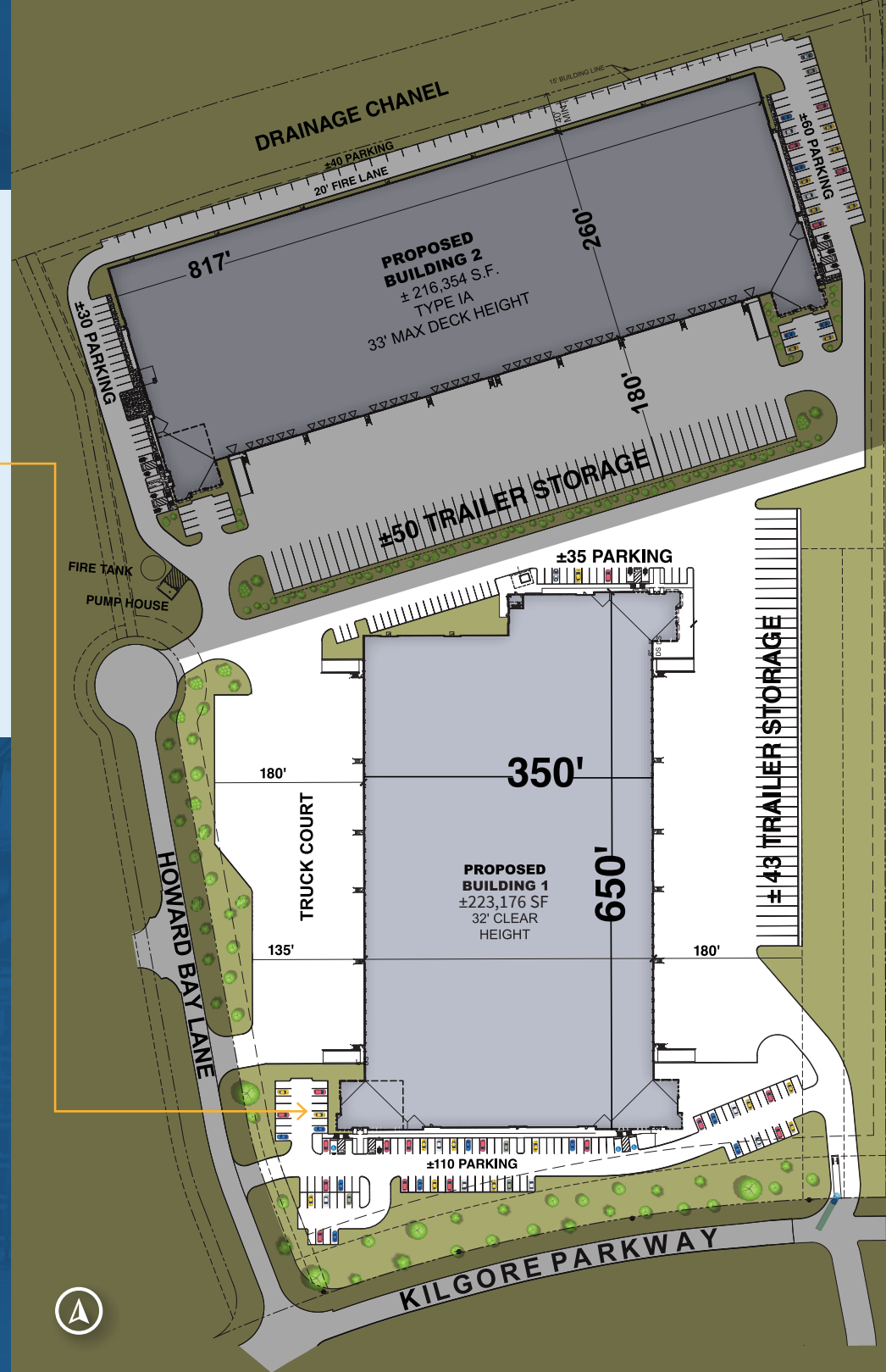
DRIVE-IN RAMPS:
2 (12' x 14')

PARKING SPACES:
145 Spaces

SPRINKLER:
ESFR

TRUCK COURT:
180'

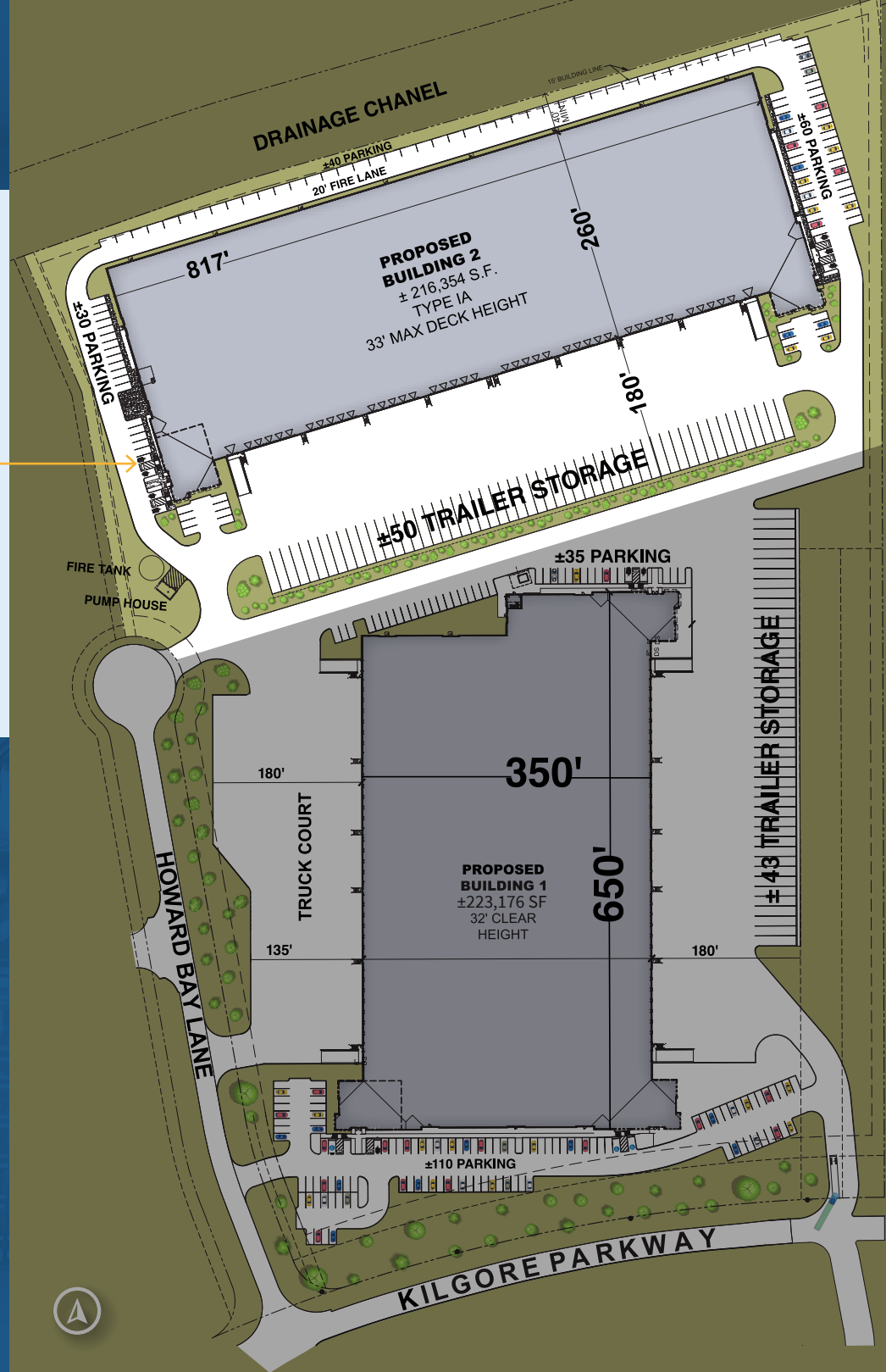
TRAILER PARKING:
55 Spaces



BUILDING 2

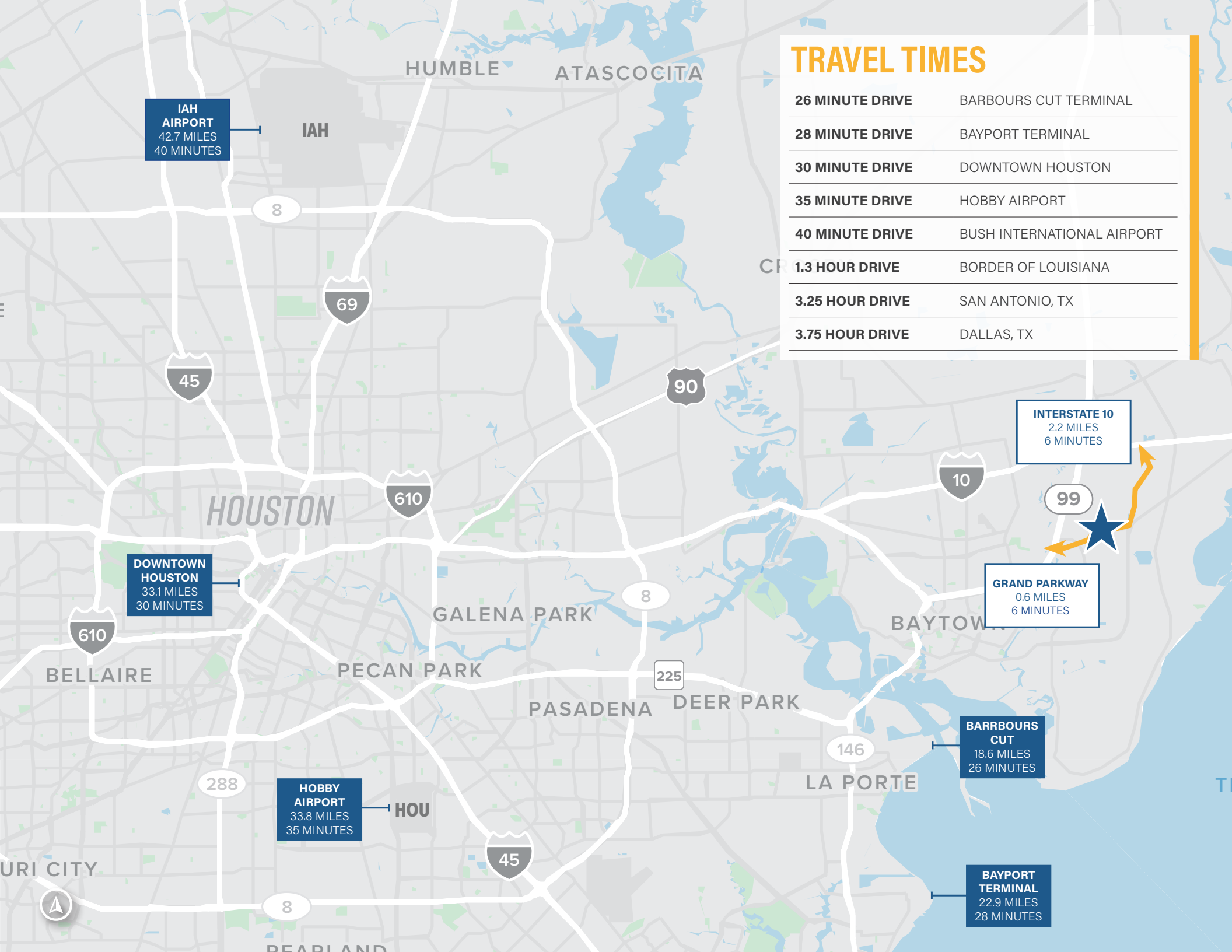
POWER:
3Phase/480V/4000 Amps

TRAILER PARKING:
50 Spaces



Strategically positioned in a well established industrial corridor, **Carson Bay10** offers a prime location approximately 30 miles east of downtown Houston. This positioning provides direct access to the Grand Parkway and close proximity to I-10, enabling seamless connectivity to Houston's Ship Channel, Port of Houston, and major petrochemical facilities. The area benefits from a robust energy sector workforce and established infrastructure supporting the region's extensive petrochemical and logistics operations, making it an ideal location for industrial and distribution activities serving the greater Houston market.





CARSONBAY10



Site
Work



Pad
Ready



Walls Being
Tilted



Under
Roof



Ready for
Occupancy

For more information, contact the leasing team:

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**CARSON
COMPANIES**



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