

AIRTEX 45 BUILDING 4

300 W. Airtex Blvd., Houston, TX 77090

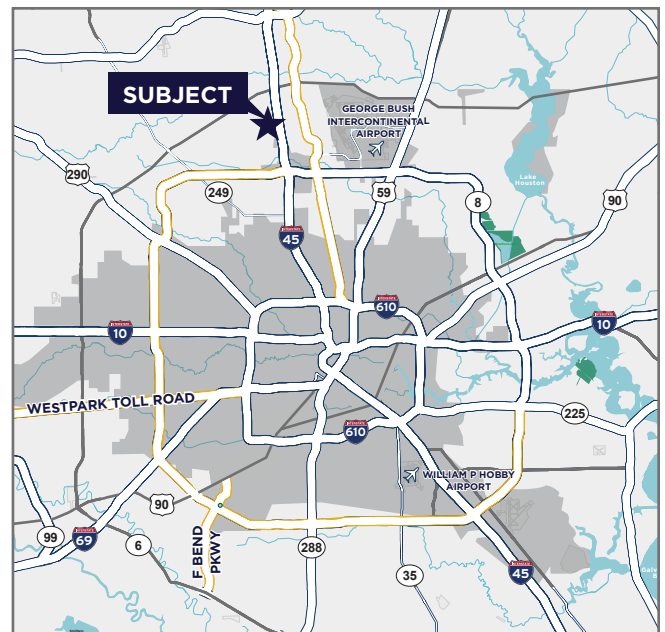


88,551 SF CROSS-DOCK FACILITY FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Strategically positioned along Interstate 45 with direct highway access
- 88,551 SF available for sublease
- Master lease expiration date 3/31/2030
- 4,545 SF office
- Cross-dock configuration
- 20 dock-high doors
- 2 drive-in ramps
- 4 pit levelers
- 14 edge of dock levelers
- 32' clear height
- ESFR Sprinkler System
- LED Lighting
- Fenced and secured



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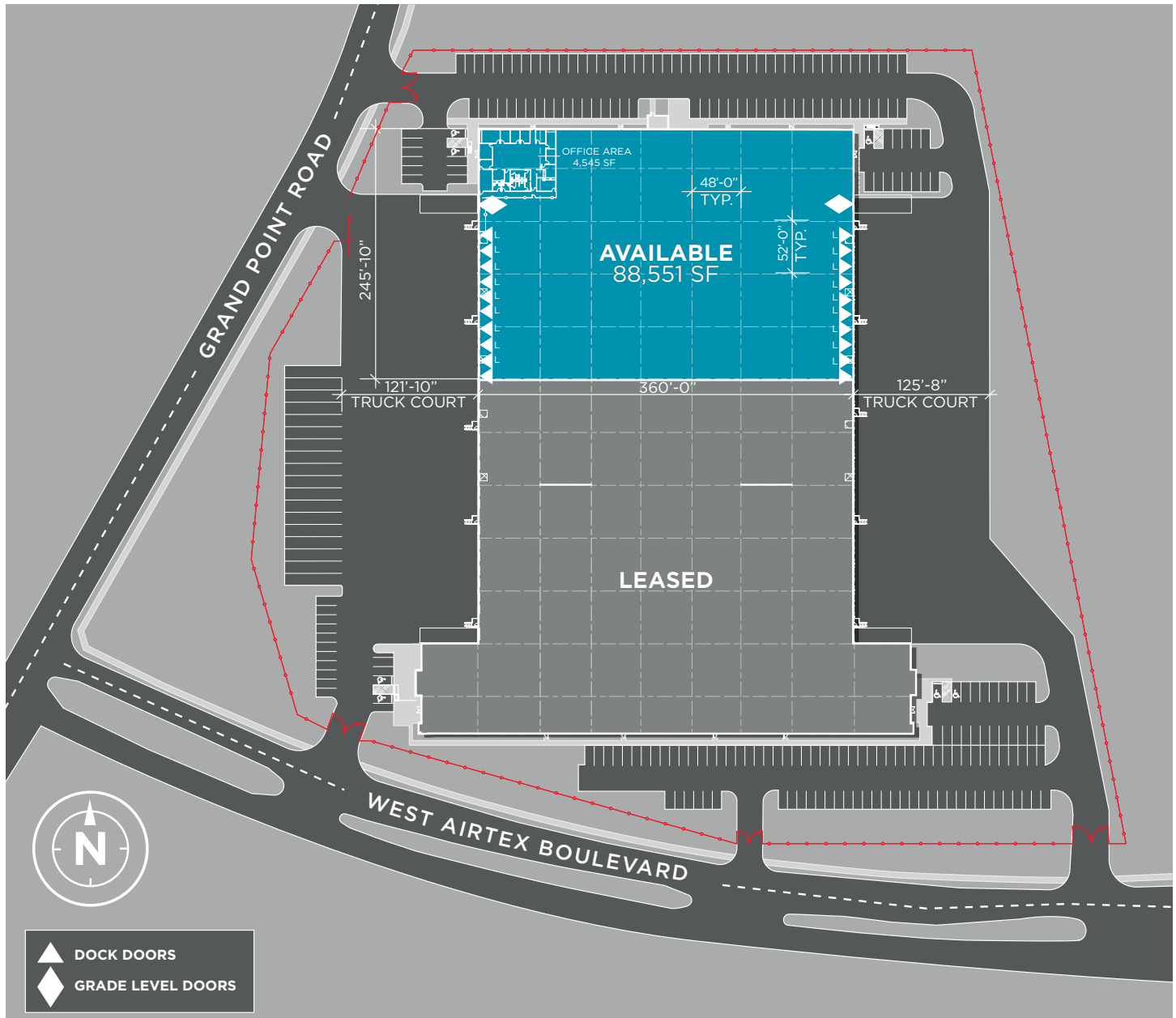
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