

STOTAN CROSSINGS 45

711 RANKIN ROAD
HOUSTON, TX 77073



±345,286 SQUARE FEET

FOR SALE OR LEASE

 **STOTAN CBRE**

BUILDING DETAILS

Divisible to 170,000 SF

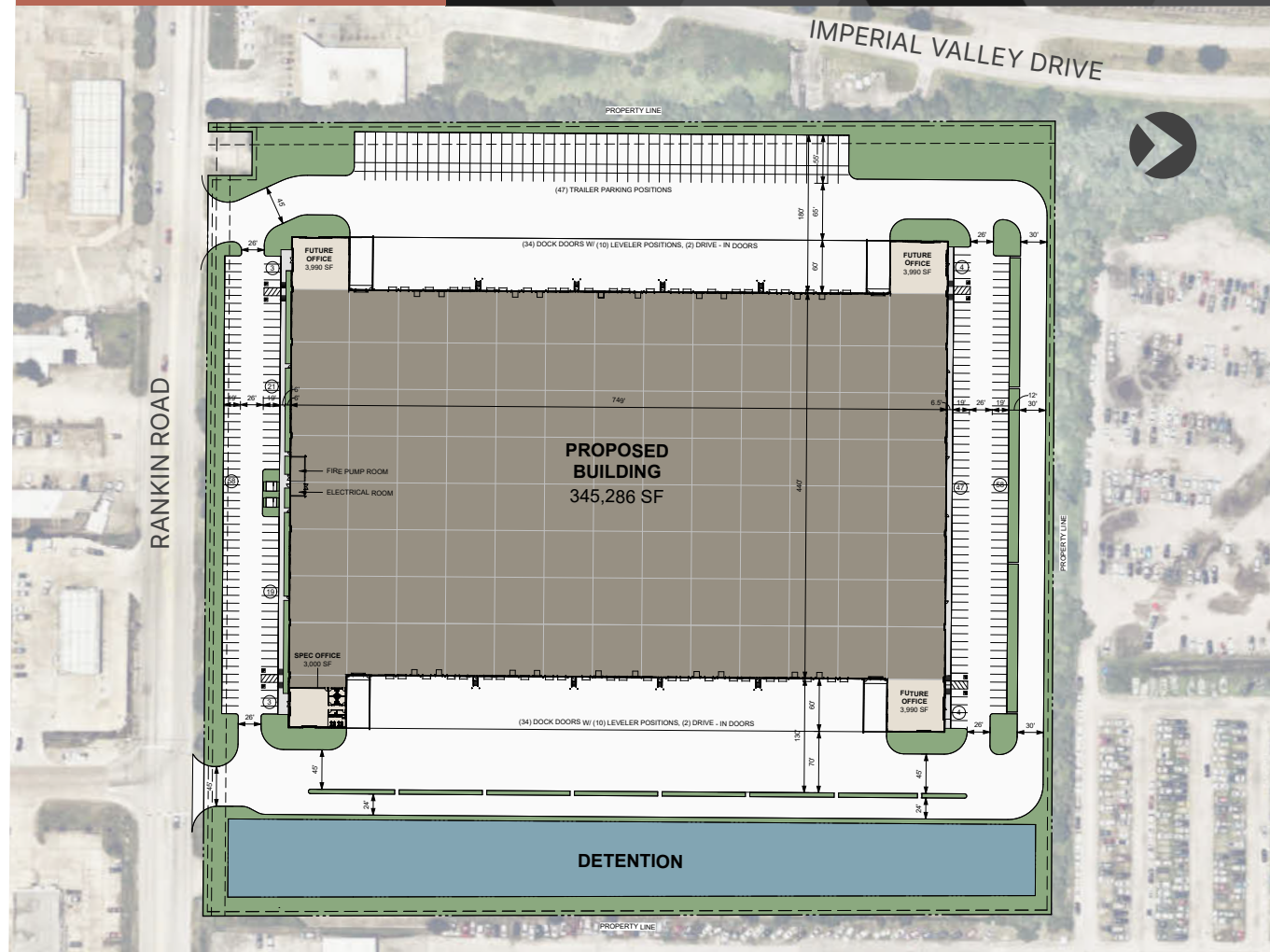
Available Space	±345,286 SF
Spec Office	±3,000 SF
Clear Height	36'
Column Spacing	56'x53'4"
Dock Doors	68
Drive-In Doors	4
Trailer Parking Spaces	47
Car Parking Spaces	217
Electrical Service	Up to 8,000 amps
Sprinkler	ESFR
Slab Thickness	7"
Speed Bays	60'
Configuration	Cross Dock
Building Depth	440'
Pit Levelers	(20) 40,000 lb
Lighting	LED Warehouse

STOTAN CROSSINGS 45

Stotan Crossings 45 is a premier, Class-A, 345,286 SF cross dock strategically located in North Houston between I-45 and Hardy Toll Road. With easy access to major highways, high-efficiency design, and up to 8,000 amps of power, this building is well-suited for users with advanced operational requirements.

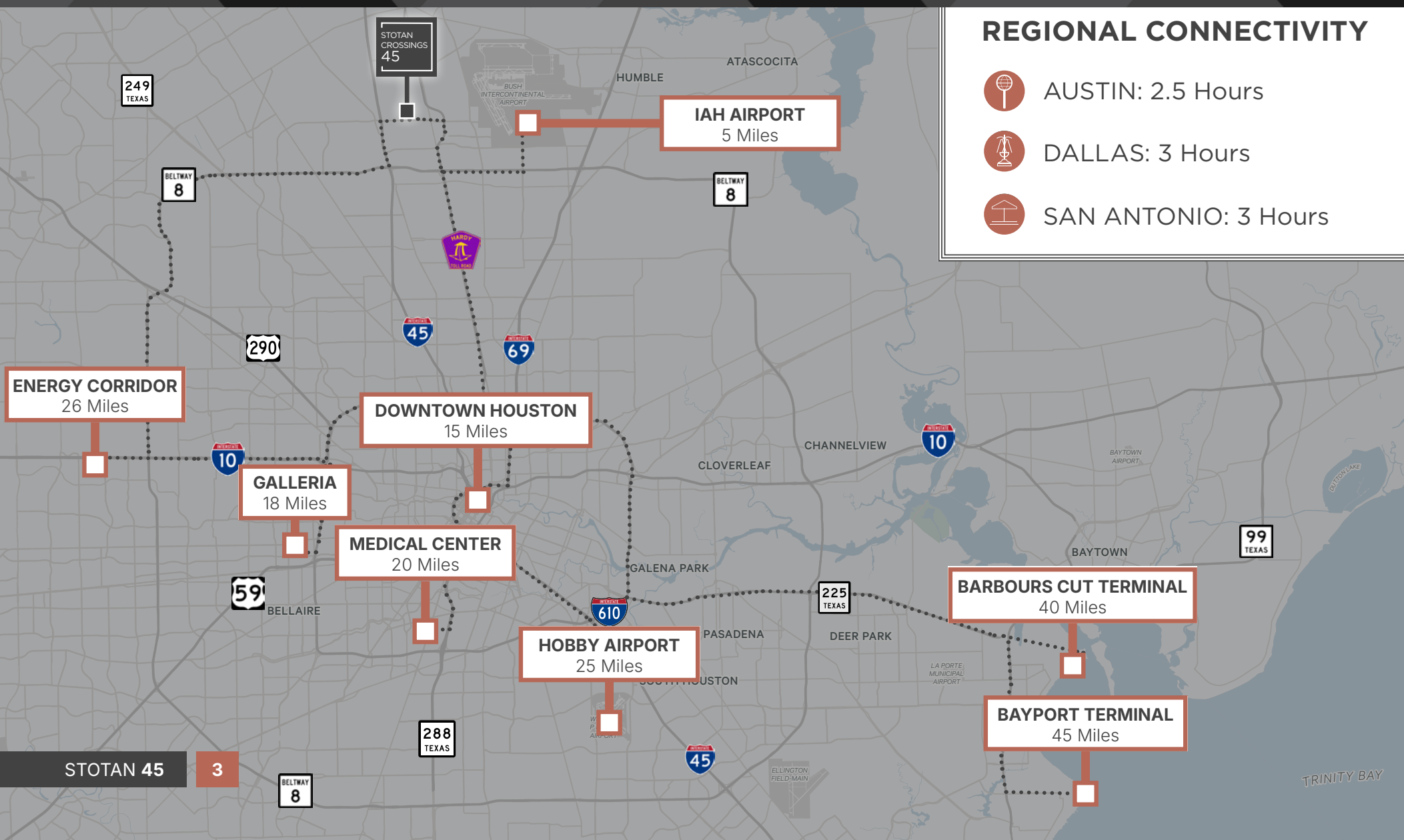
OFFICE PLANS

DELIVERING Q2 2027



REGIONAL CONNECTIVITY

Direct connectivity to the metro's key routes with seamless inbound and outbound movement from day one. Positioned within three miles of three major transportation corridors (I-45, Hardy Toll Rd, Beltway 8), the site offers efficient routing, adaptable commute options, and dependable day-to-day access to the broader market.



STOTAN CROSSINGS 45

CBRE

JASON DILLEE

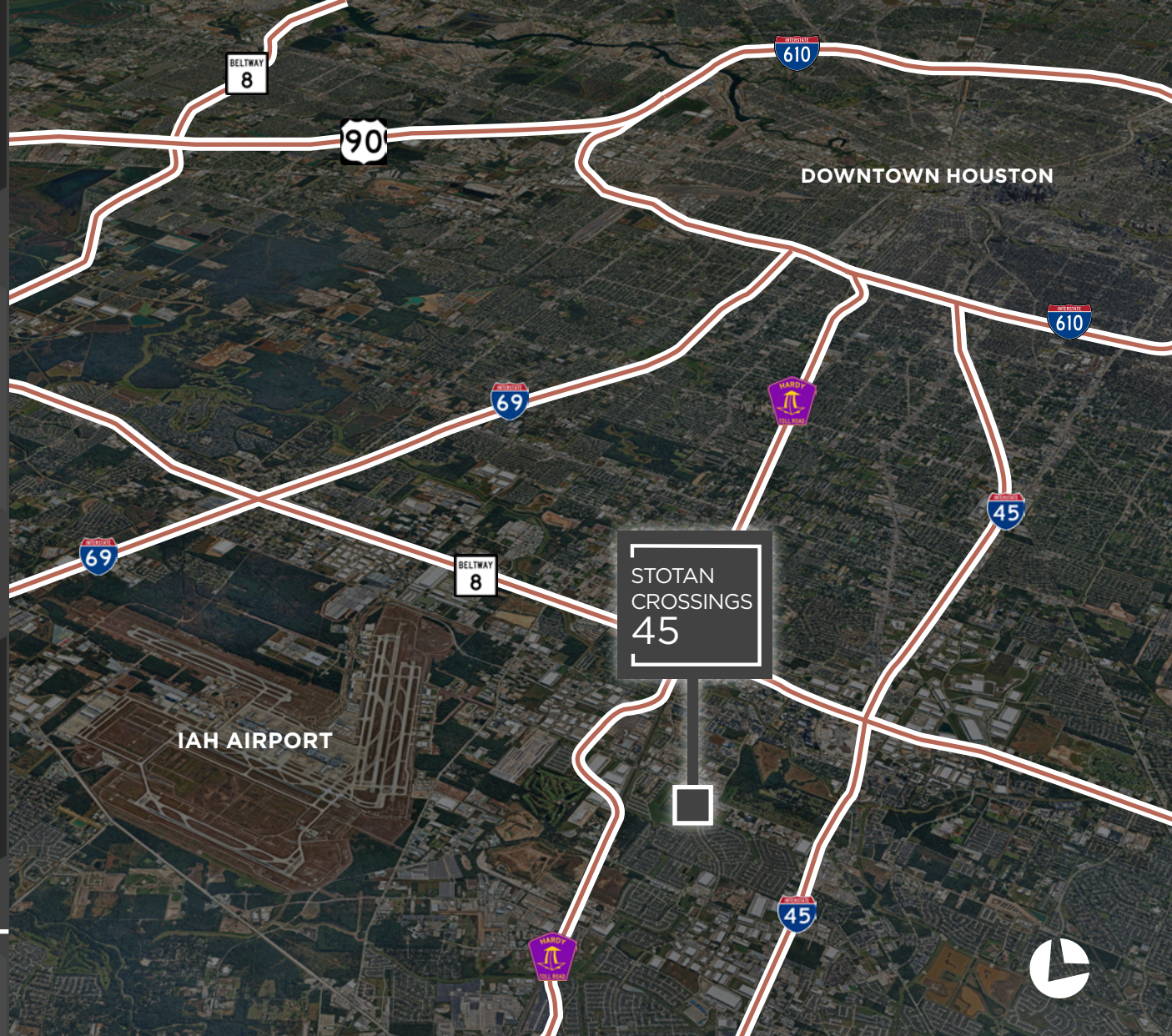
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