



Old Chocolate Bayou Logistics Center

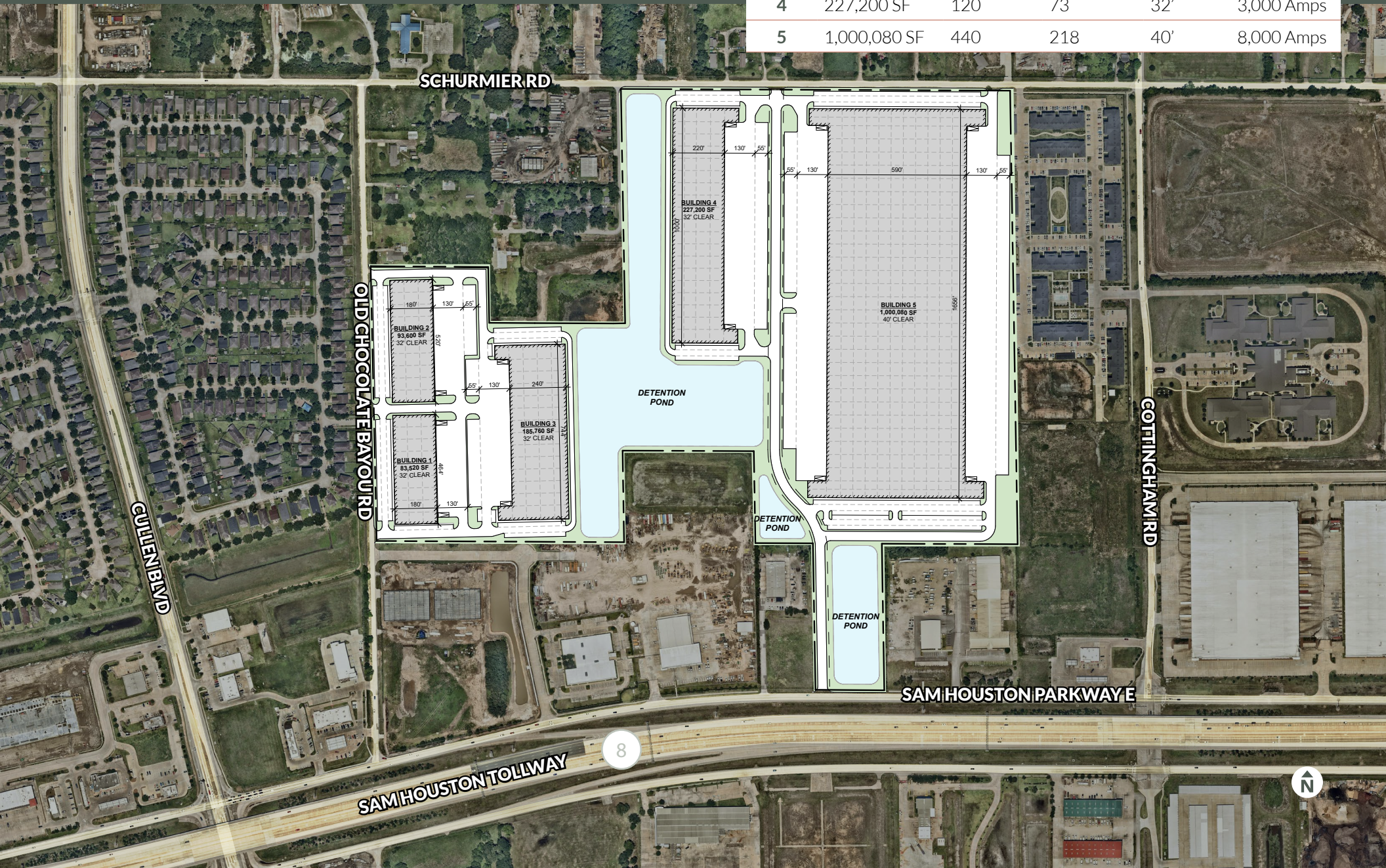
5 Buildings Totaling $\pm 1,590,000$ SF
South Sam Houston Parkway East
Houston, Texas 77048



SITE OVERVIEW

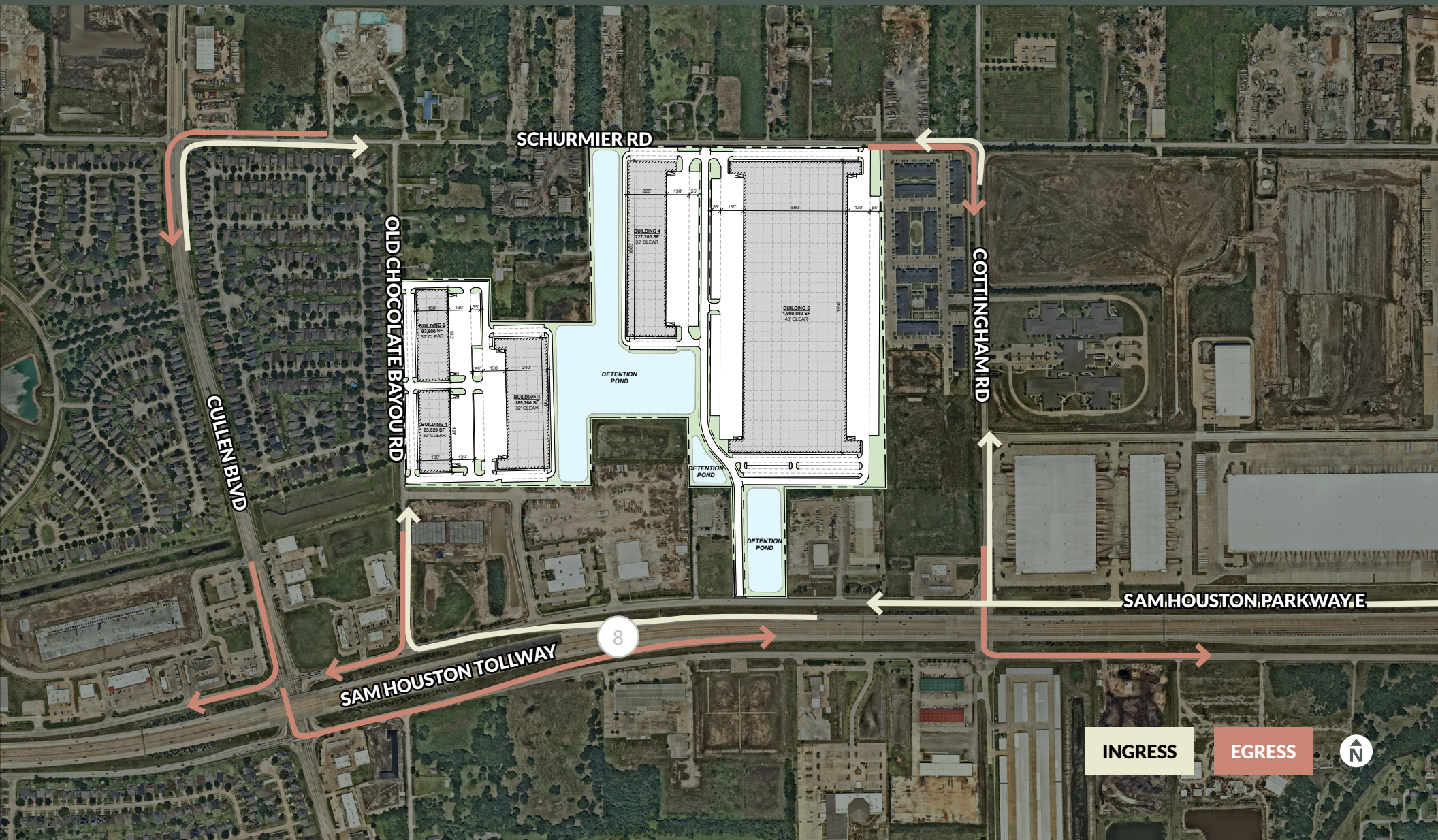
±1,590,000 SF Master-Planned Logistics and Distribution Center

BLDG	TOTAL SIZE	PARKING SPACES	TRAILER STORAGE	CLEAR HEIGHT	POWER
1	83,520 SF	124	0	32'	2,000 Amps
2	93,600 SF	106	25	32'	2,000 Amps
3	185,760 SF	143	45	32'	3,000 Amps
4	227,200 SF	120	73	32'	3,000 Amps
5	1,000,080 SF	440	218	40'	8,000 Amps

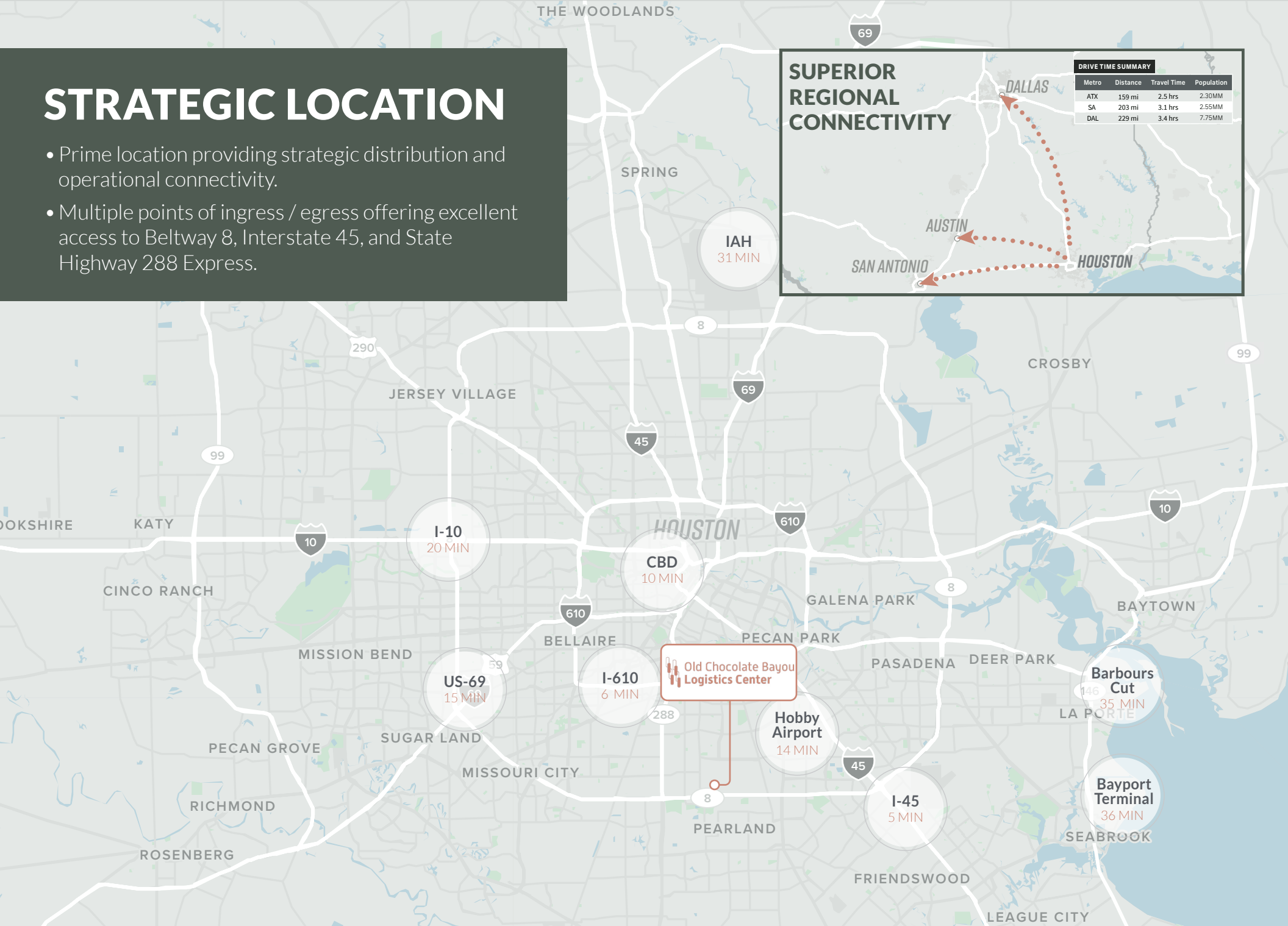


SUPERIOR ACCESS

Strategically located along S. Sam Houston Parkway E (Beltway 8) in Houston, the Old Chocolate Bayou Logistics Center offers excellent regional connectivity and access to major logistics corridors. The project benefits from immediate proximity to Beltway 8, providing seamless connectivity to I-45, Highway 288, and I-10, enabling efficient distribution across the Houston metro, Port of Houston, and key population centers.



- Prime location providing strategic distribution and operational connectivity.
- Multiple points of ingress / egress offering excellent access to Beltway 8, Interstate 45, and State Highway 288 Express.





±1.6M SF PREMIER INDUSTRIAL CAMPUS

Flexible suite sizes across five buildings ideal for logistics, distribution & e-commerce users



UNMATCHED BELTWAY 8 ACCESS

Frontage along S. Sam Houston Parkway E providing seamless connectivity to I-45, Hwy 288, and Houston's major logistics corridors



BEST-IN-CLASS TRUCK & PARKING CAPACITY

361 trailer stalls and 933 auto spaces with abundant truck courts supporting high-throughput distribution operations



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