



ARES
INDUSTRIAL
MANAGEMENT

FAIRBANKS NORTHWEST

7810 FAIRBANKS NORTH HOUSTON ROAD, HOUSTON, TX 77040

FOR LEASE | **74,528 SQ FT** | **Class A Warehouse Facility**



CBRE

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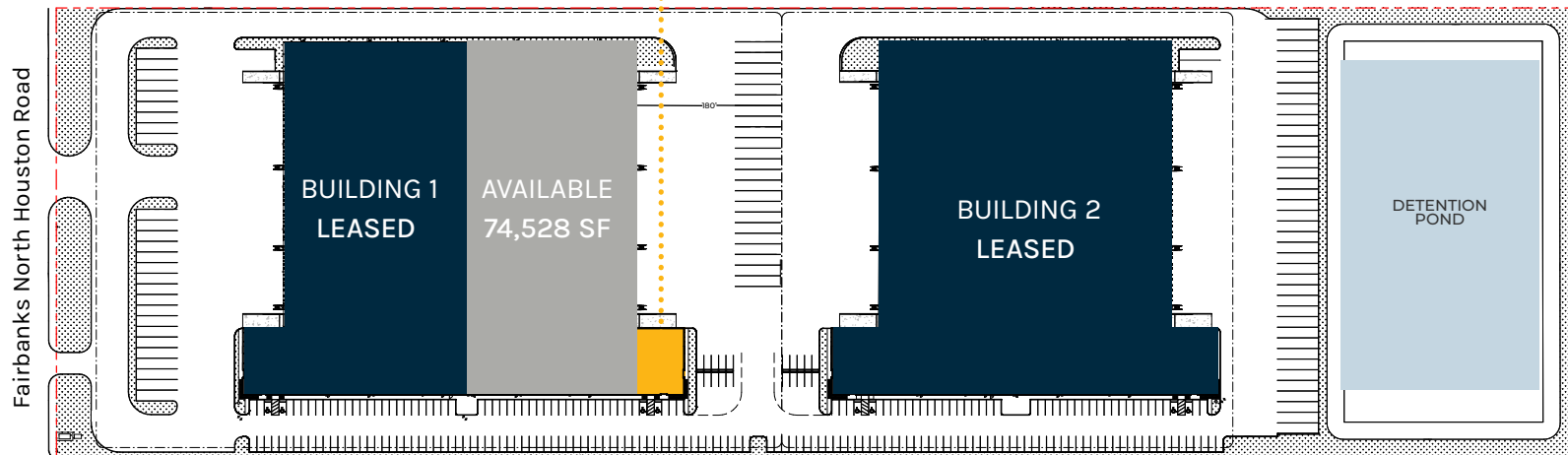
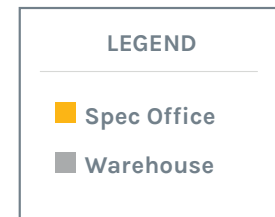
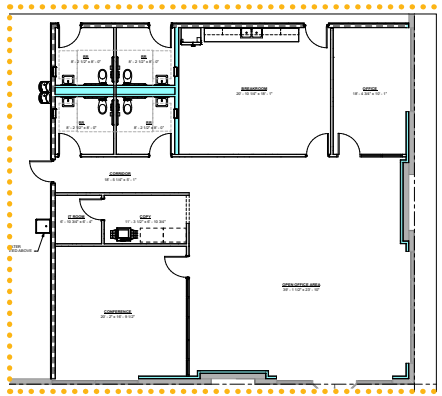
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Property FEATURES

- 74,528 SF Available
- 2,500 SF Spec Office
- 32' Clear Height
- 18 Dock High Doors
- 2 Drive In Ramps
- Up to 23 Trailer Parking Spaces
- 65 Auto Parking Spaces
- ESRF Sprinklers
- 800 Amps of Power
- Front Load Configuration

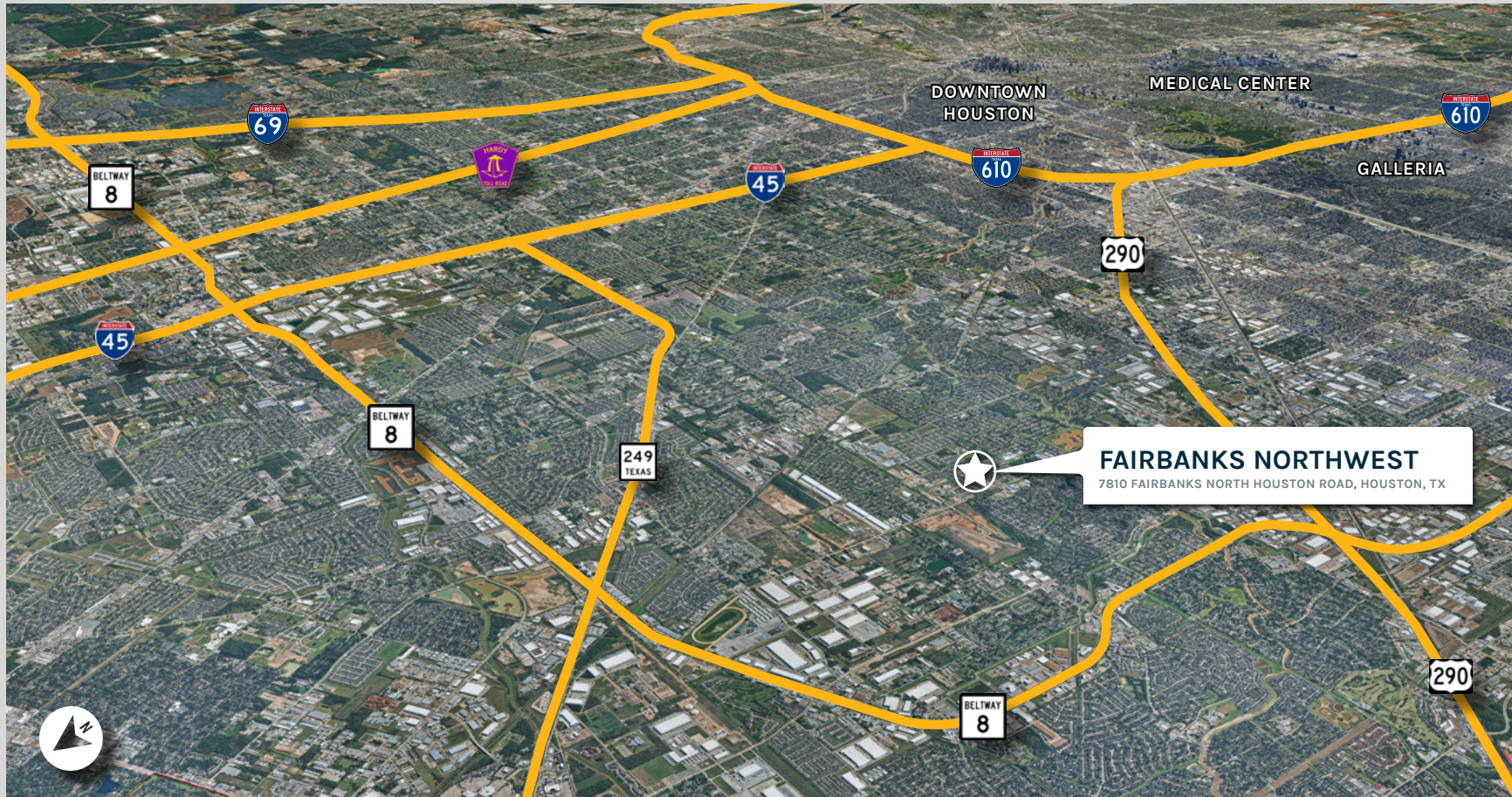


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Location HIGHLIGHTS

- Highway 290: 2.5 Miles
- Beltway 8: 3.0 Miles
- Highway 249: 3.7 Miles
- Interstate 610: 8.5 Miles
- Interstate 45: 7 Miles
- Hardy Toll Road: 12 Miles
- Interstate 69: 17 Miles

- Downtown Houston: 19 Miles
- IAH Airport: 20 Miles
- Galleria: 13 Miles
- Medical Center: 22 Miles
- Hobby Airport: 27 Miles
- Barbour's Cut Terminal: 42 Miles
- Bayport Terminal: 48 Miles



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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