

Valley Ranch

LOGISTICS CENTER

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Industrial Space For Lease

148,600 SF

Class A Property



20960 BALDWIN LN PORTER, TX 77365

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Project Overview

Valley Ranch Logistics Center is a modern industrial development set within a fast-growing community in North Houston.

Ideally located just off I-69 and Grand Parkway, VRLC offers direct access to I-69 and Grand Parkway North—major trade routes connecting Mexico, the U.S., and the Port of Houston.

Set on ±9 acres, VRLC features 24/7 operations, improved concrete access roads, and proximity to Walmart and Lowe’s distribution centers, a large labor pool, and thriving residential communities.

It neighbors Signorelli’s 1,400-acre Valley Ranch master-planned development, which includes 2,800 homes, a medical district, and over 1 million square feet of retail, dining, and entertainment—supporting long-term population growth and workforce availability.

With favorable tax incentives, a nearby FTZ, and Montgomery County’s population projected to double by 2035, VRLC is primed for industrial expansion and long-term growth.



Class A Design

Modern amenities, large secured truck courts, ample parking, and trailer storage



24/7 Operations

No residential interference



Access

Direct access to I-69 (major route between Mexico and the U.S.) & the Grand Parkway North



Incentives

Favorable property tax rates, city incentives, and FTZ available



Proximity

Close to thriving residential and retail communities



Labor Pool

Abundant labor in the area

INDUSTRIAL SPACE FOR LEASE

Property Dashboard

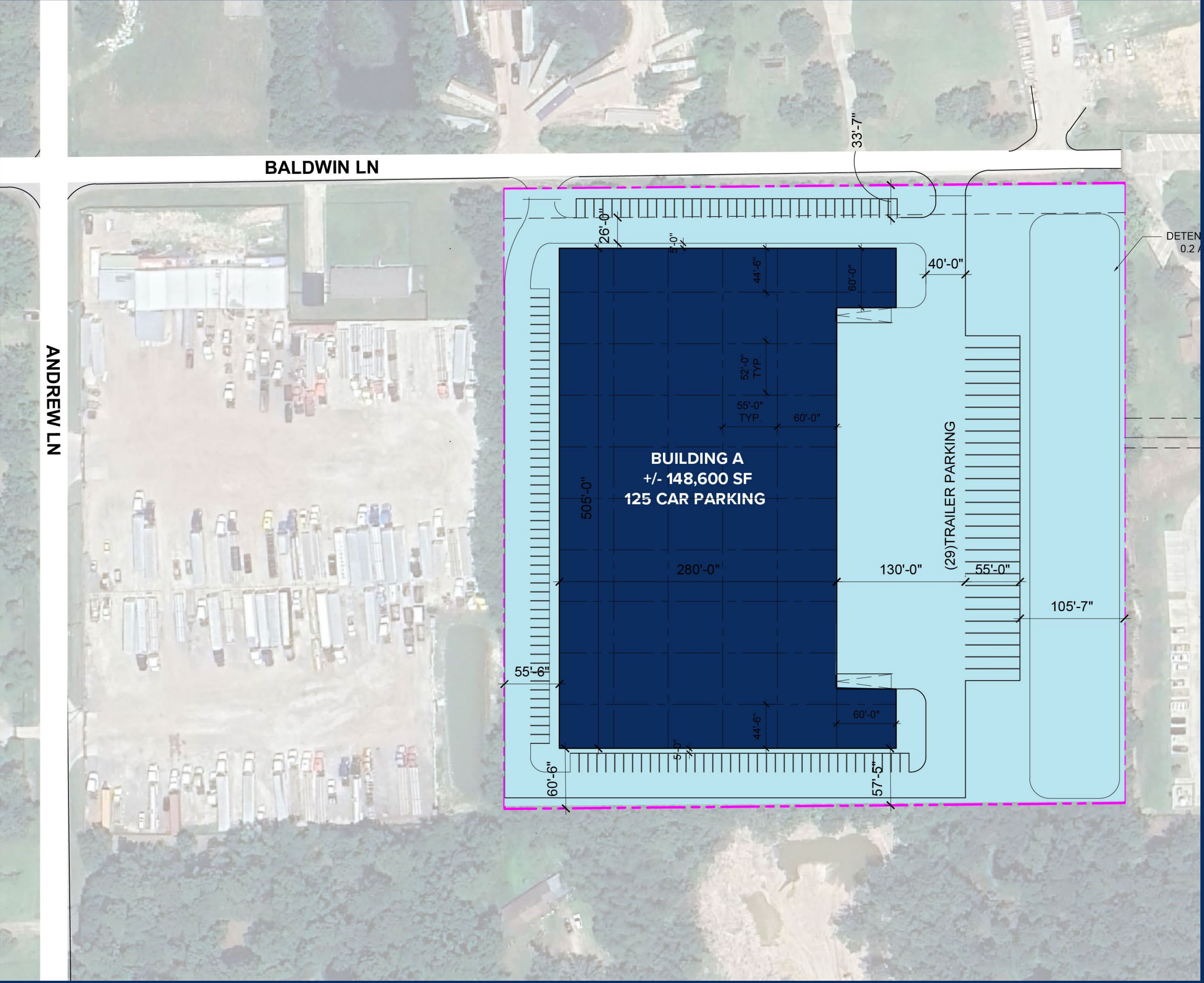
9 Acres

Site Area

148,600 SF

Class A building

	DOCK DOORS	30 + 2 drive in doors
	CLEAR HEIGHT	32'
	COLUMN SPACING	52' x 60'
	TRUCK COURTS	185'
	CAR PARKING	125 Spaces
	TRAILER PARKING	29 Spaces
	PLANNED SPEC OFFICE	YES
	SUBDIVIDABLE	YES



For more information, contact:

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INDUSTRIAL SPACE FOR LEASE

Strategic Location

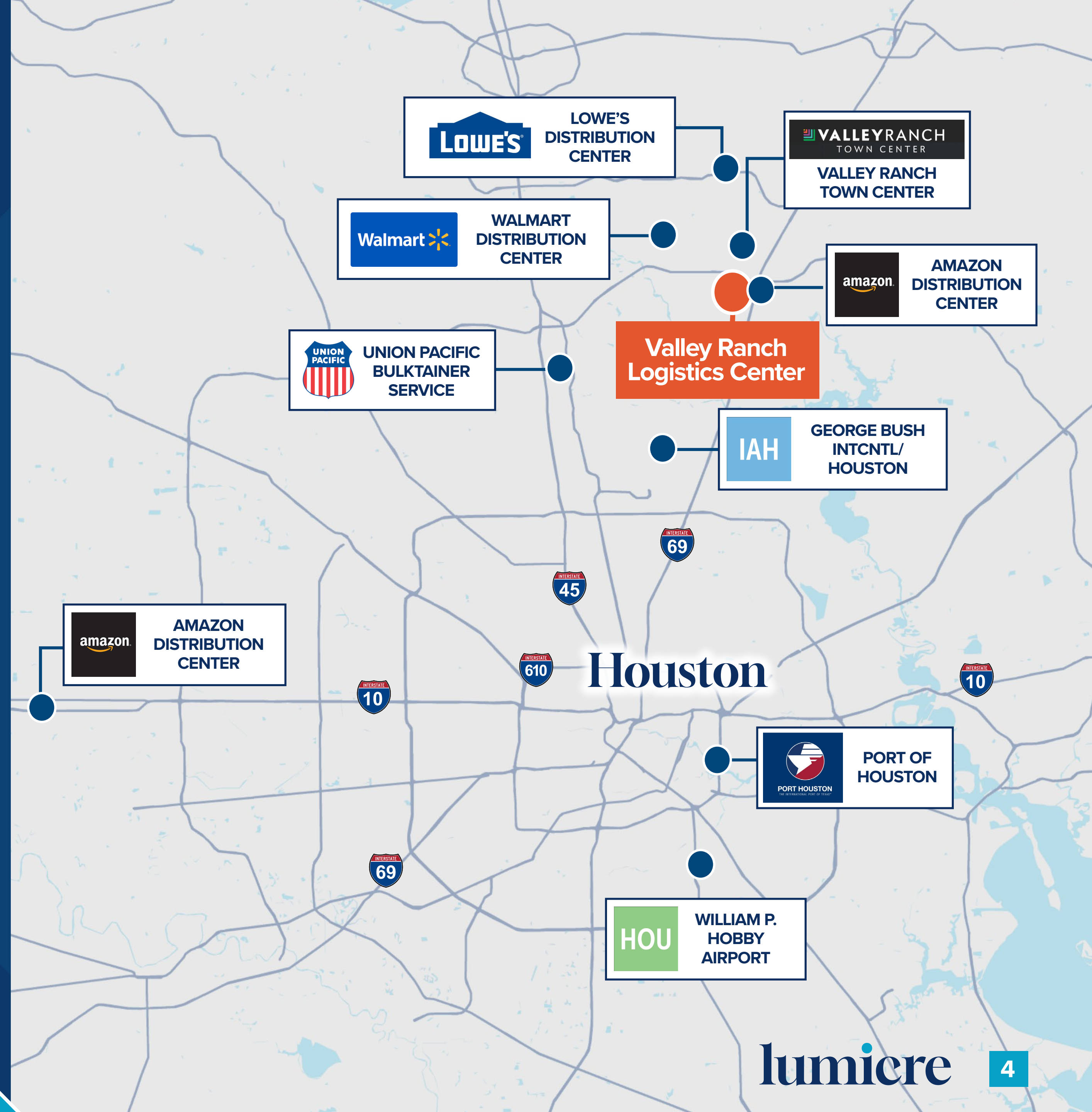
Strategically located in North Houston, Valley Ranch Logistics Center offers direct access to major freight routes, airports, and rail—just minutes from Valley Ranch Town Center and several national distribution hubs.

Nearby Transportation Hubs

	Distance	Commute Time
George Bush Intercontinental (IAH)	14 miles	19 min.
William P. Hobby Airport	37 miles	39 min.
Port of Houston	33 miles	33 min.
Union Pacific BulkTainer Service	15 miles	25 min.

Nearby Major Businesses

	Distance	Commute Time
Walmart Distribution Center	7.7 miles	15 min.
Lowe's Distribution Center	8.9 miles	15 min.
Amazon Distribution Center	3.1 miles	6 min.
Valley Ranch Town Center	3.4 miles	6 min.



INDUSTRIAL SPACE FOR LEASE

Drive Times

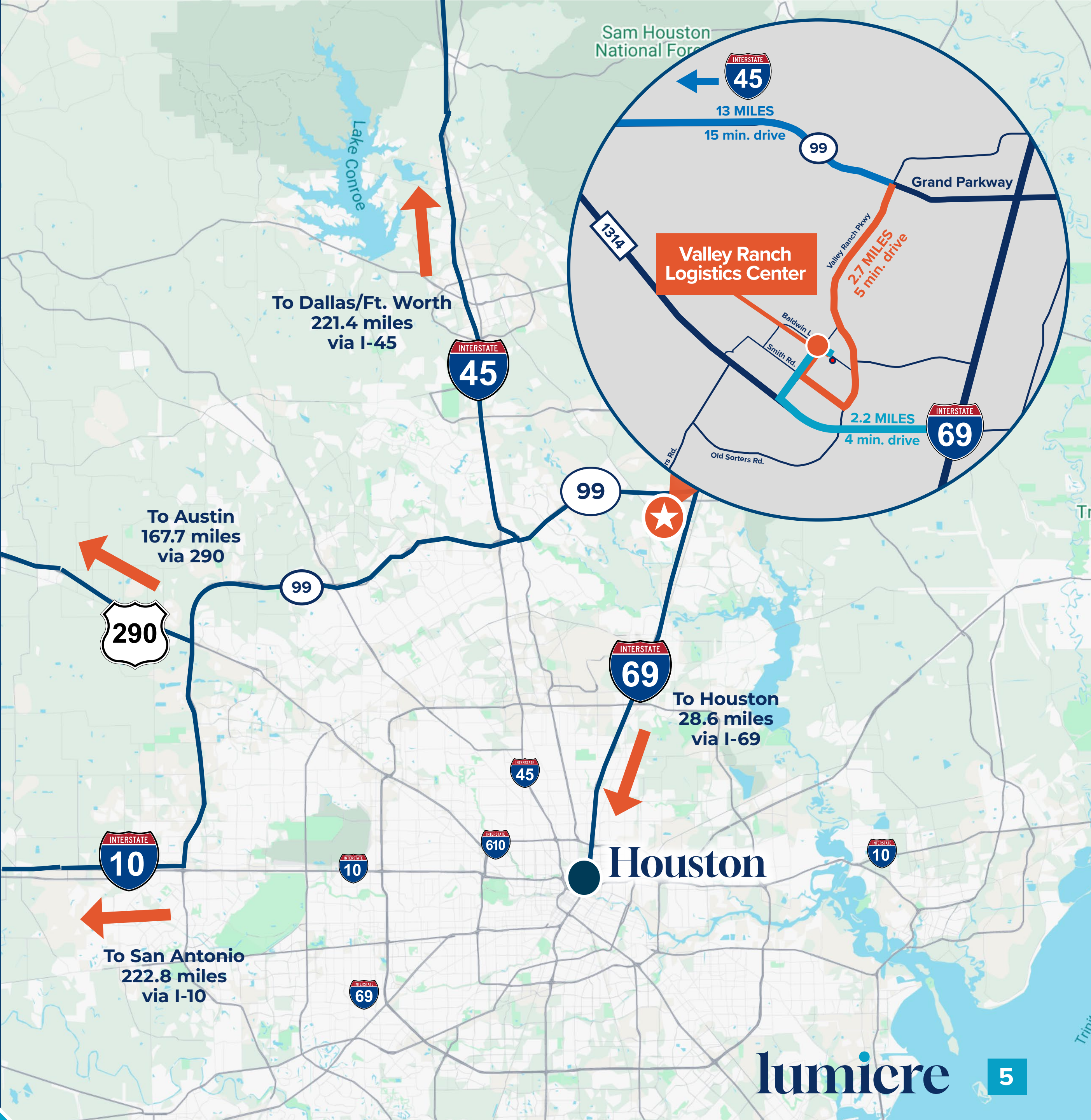
With seamless connectivity to Texas' major metros, Valley Ranch Logistics Center enables efficient distribution throughout Houston, Dallas, San Antonio, and Austin via multiple interstate routes.

Nearby Major Roads

	Distance	Commute Time
To I-69	2.2 miles	4 min.
To TX-99	2.7 miles	5 min.
To I-45	13 miles	15 min.

Nearby Cities

	Distance	Commute Time
To Houston (via I-69)	28.6 miles	32 min.
To Dallas/Fort Worth (via I-45)	221.4 miles	3 hrs. 20 min.
To Austin (via 290)	167.7 miles	2 hrs. 55 min.
To San Antonio (via I-10)	222.8 miles	3 hrs. 22 min.



Valley Ranch

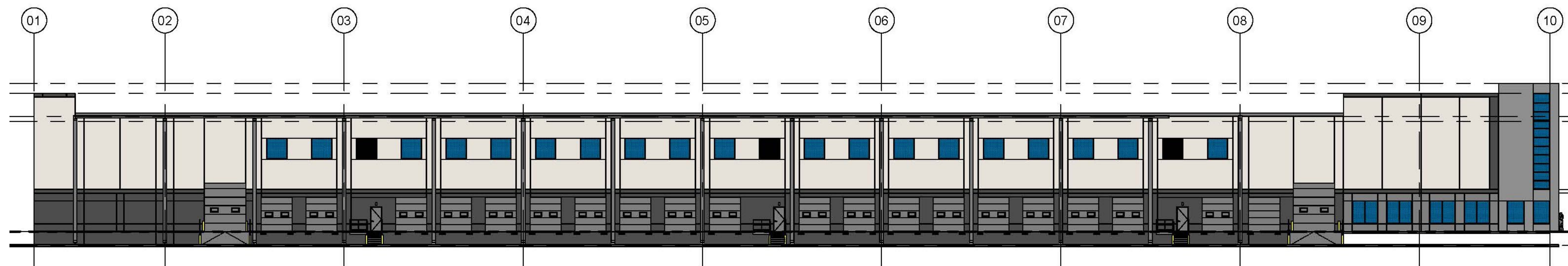
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