



Blue Ridge

COMMERCE CENTER

For Sale or Lease

STATE-OF-THE-ART, CLASS-A INDUSTRIAL PARK

Fort Bend Pkwy & McHard Rd | Houston, Fort Bend County, TX



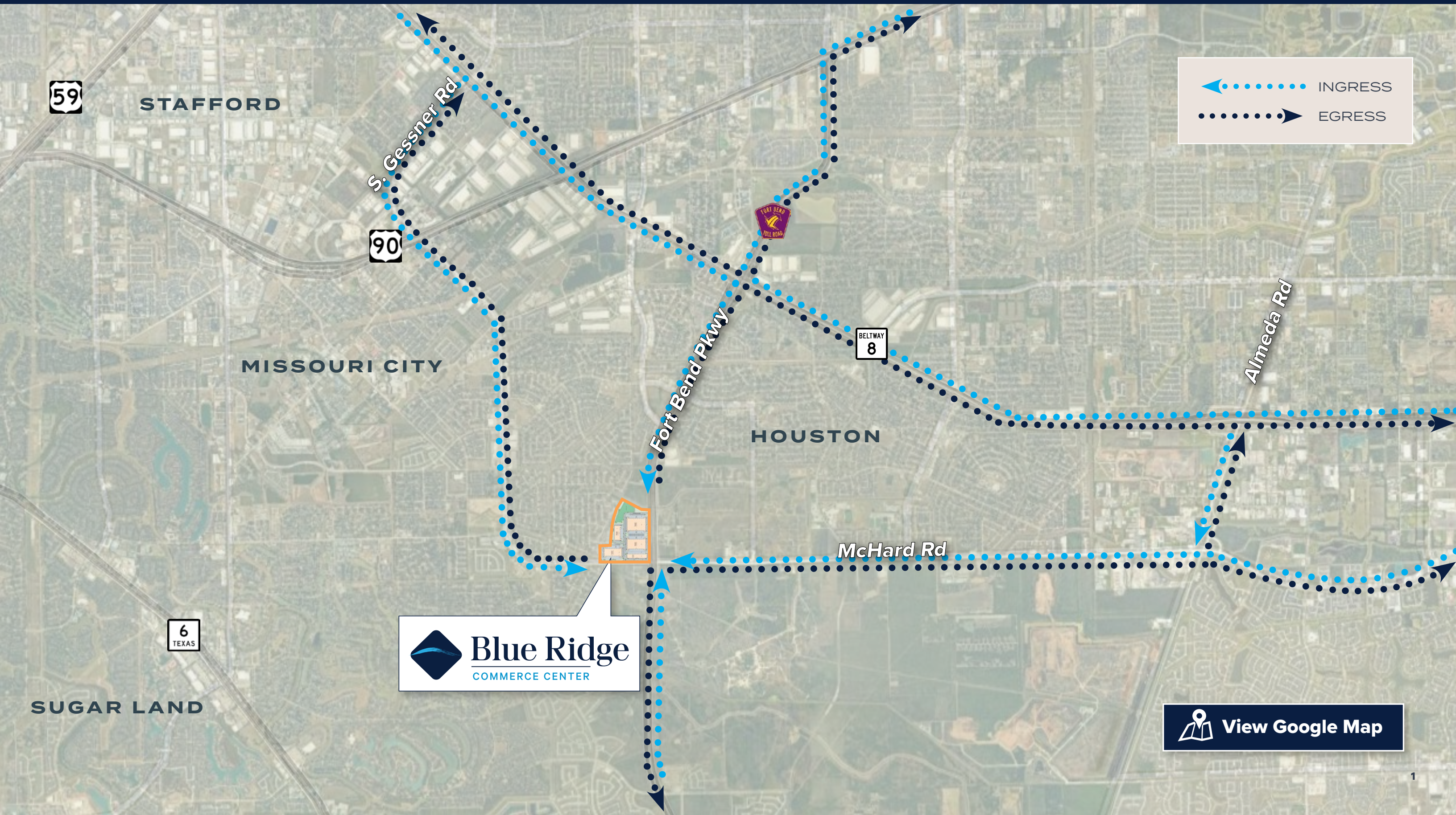
BUILDING 2: 157,626 SF FRONT-LOAD

Trammell Crow Company

Daiwa House Texas Inc.

CBRE

PARK ACCESS



←..... INGRESS
.....→ EGRESS



Blue Ridge
COMMERCE CENTER

 [View Google Map](#)

AERIAL VIEW FACING SOUTH



**MODERN LOGISTICS.
DELIVERED.**

AVAILABILITY	
1	Sold
2	Available
3	100% Leased
4	Sold
5	Sold

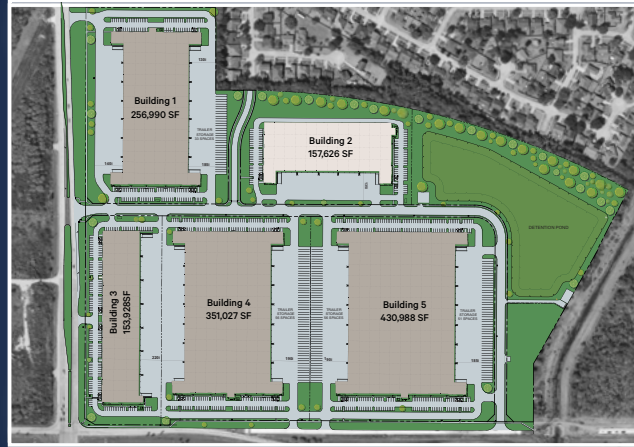
SALE & LEASING STATUS



BUILDING STATUS		
Building	Status	Size (SF)
1	Sold	256,990
2	Available	157,626
3	100% Leased	153,928
4	Sold	351,027
5	Sold	430,988
Total		1,350,559



SITE PLAN - BUILDING 2



SITE AND SHELL

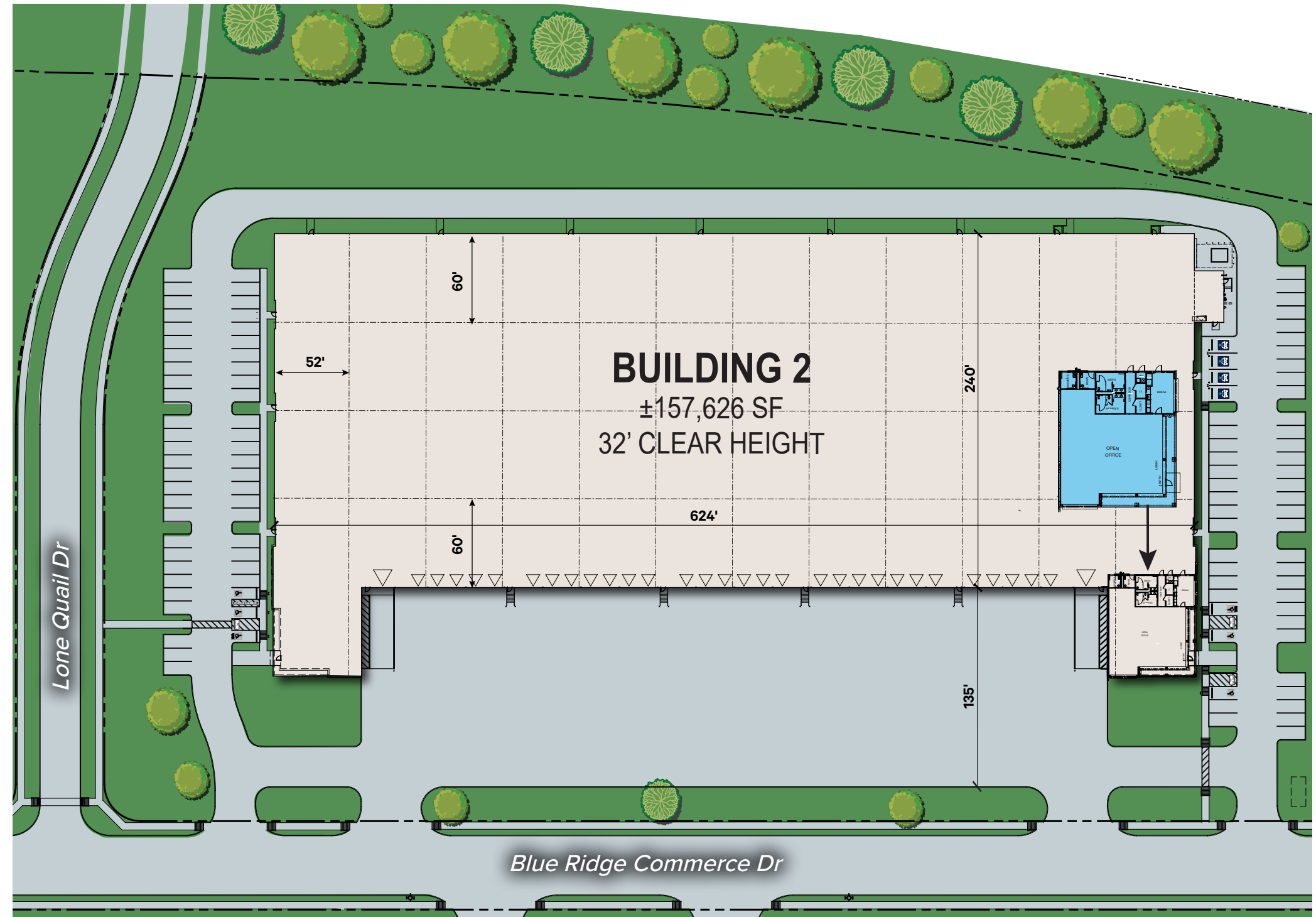
- ±157,626 SF Front-Load (Divisible)
- Structural Tilt-Wall Construction
- 32' Clear Height
- 60' x 52' Typical Column Spacing with 60' Speed Bays
- (105) Car Stalls (Includes 4 EV-Ready Parking Stalls)
- 6" Reinforced Slab
- (2) Drive-In Ramps
- (30) 9'x10' O.H. Doors | (2) 12'x14' O.H. Doors
- White Interior Warehouse Walls and Columns
- ESFR Sprinkler System
- 135' Truck Court
- LED Site Lighting
- Electrical Service with 1,600 Amps (Expandable)
- 60 Mil TPO Roof Membrane

ROOFTOP SOLAR ENERGY SYSTEM

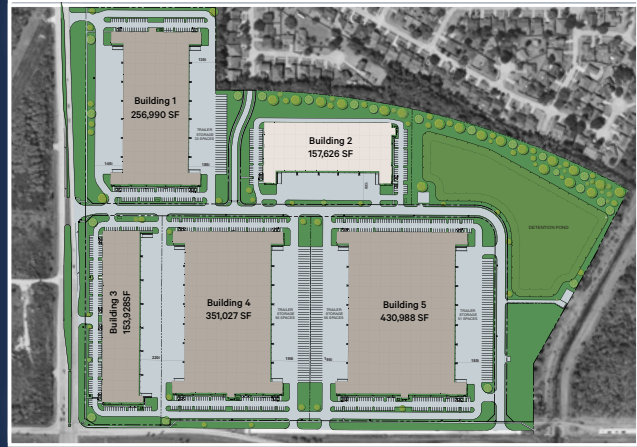
- Est. 183.6 kWh
- Est. 454 mW Annual Production
- 80 Mil TPO Roof Membrane Under Solar Panels

TENANT IMPROVEMENTS

- ±3,600 SF Speculative Office Space
- Multi-zoned HVAC System
- Separate Office & Warehouse Restrooms
- LED Warehouse Lighting
- (8) 40K Lbs Capacity Dock Levelers (Expandable)



OPTIONAL TRAILER PARKING - BUILDING 2



SITE AND SHELL

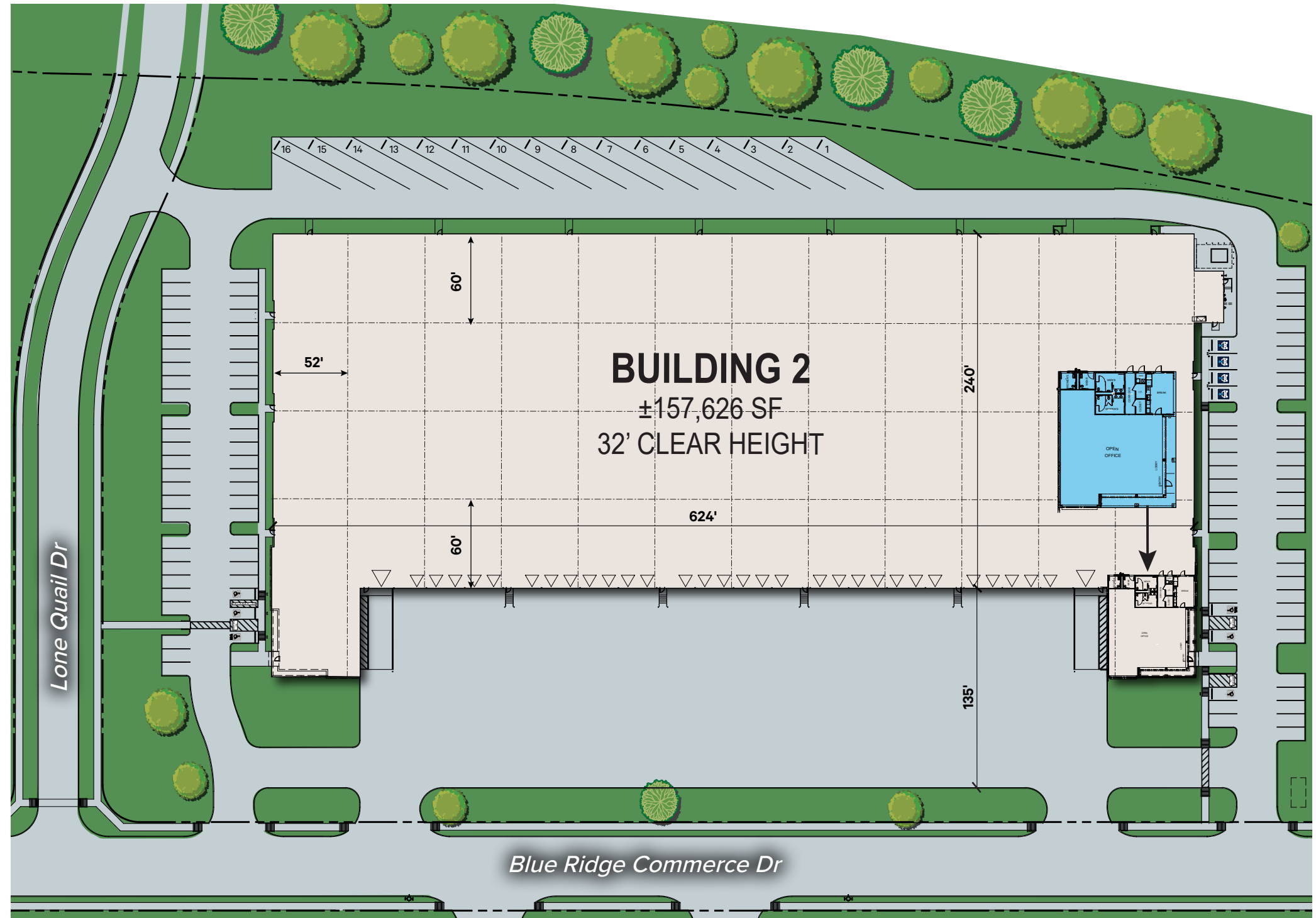
- ±157,626 SF Front-Load (Divisible)
- Structural Tilt-Wall Construction
- 32' Clear Height
- 60' x 52' Typical Column Spacing with 60' Speed Bays
- (105) Car Stalls (Includes 4 EV-Ready Parking Stalls)
- (16) Trailer Stalls
- 6" Reinforced Slab
- (2) Drive-In Ramps
- (30) 9'x10' O.H. Doors | (2) 12'x14' O.H. Doors
- White Interior Warehouse Walls and Columns
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- 135' Truck Court
- LED Site Lighting
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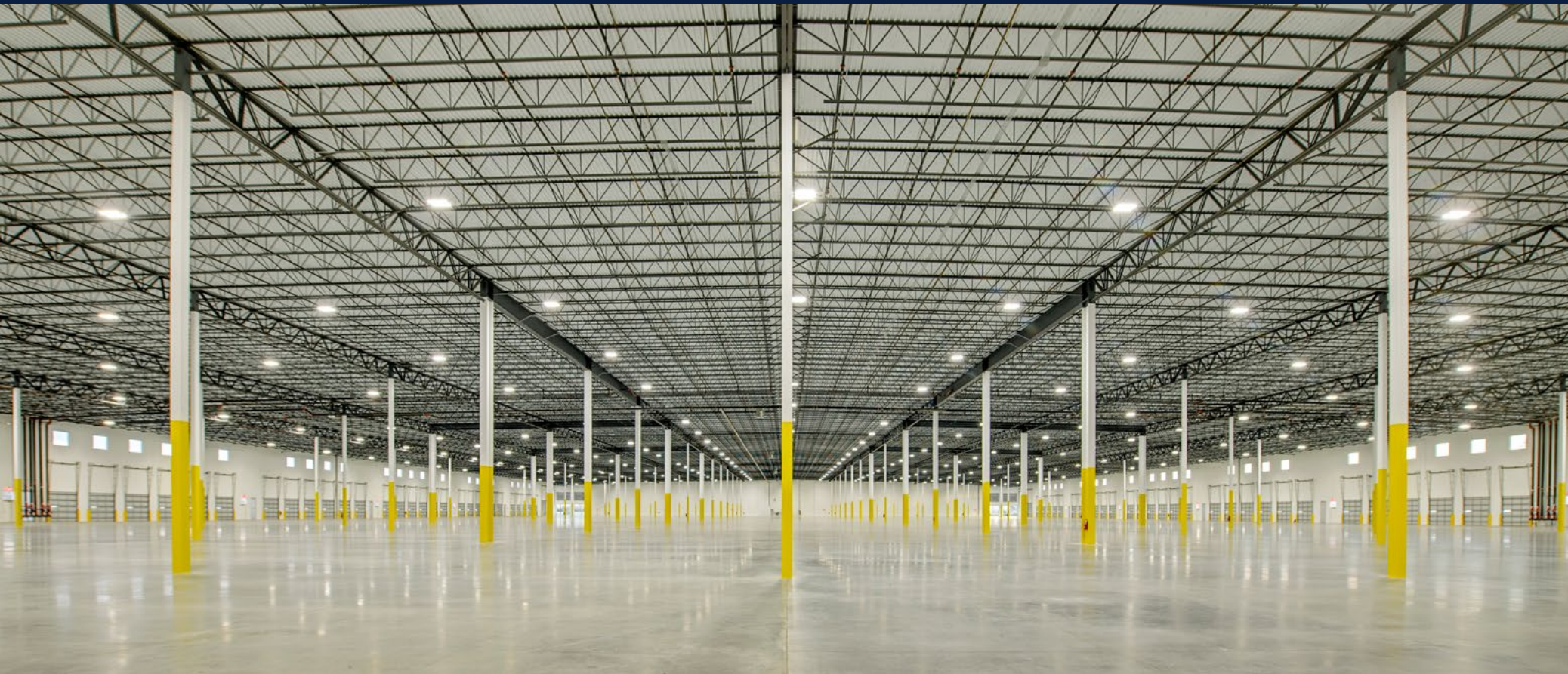
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REPRESENTATIVE INTERIOR IMAGES - BUILDING 5



**FOR ADDITIONAL INFORMATION,
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Trammell Crow Company

Daiwa House Texas Inc.

CBRE

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DESTINATION MAP

- 1. Sugar Land Regional Airport (12 miles)
- 2. Texas Medical Center (12 miles)
- 3. Galleria (14 miles)
- 4. Hobby Airport (20 miles)
- 5. Downtown Houston (21 miles)
- 6. Energy Corridor (21 miles)
- 7. Ellington Field Airport (23 miles)
- 8. Bayport Terminal (35 miles)
- 9. Barbour's Cut Container Terminal (36 miles)
- 10. Bush Intercontinental Airport (42 miles)

○ Destination — Route

