

FOR SALE, LEASE OR BTS
PHASE II - FROM ±50,953 TO ±216,974 SF
UP TO 38 ADDITIONAL ACRES AVAILABLE

DELIVERING MARCH 2026

610

BUSINESS DISTRICT
HOUSTON, TX 77087



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LOVETT
INDUSTRIAL

CBRE

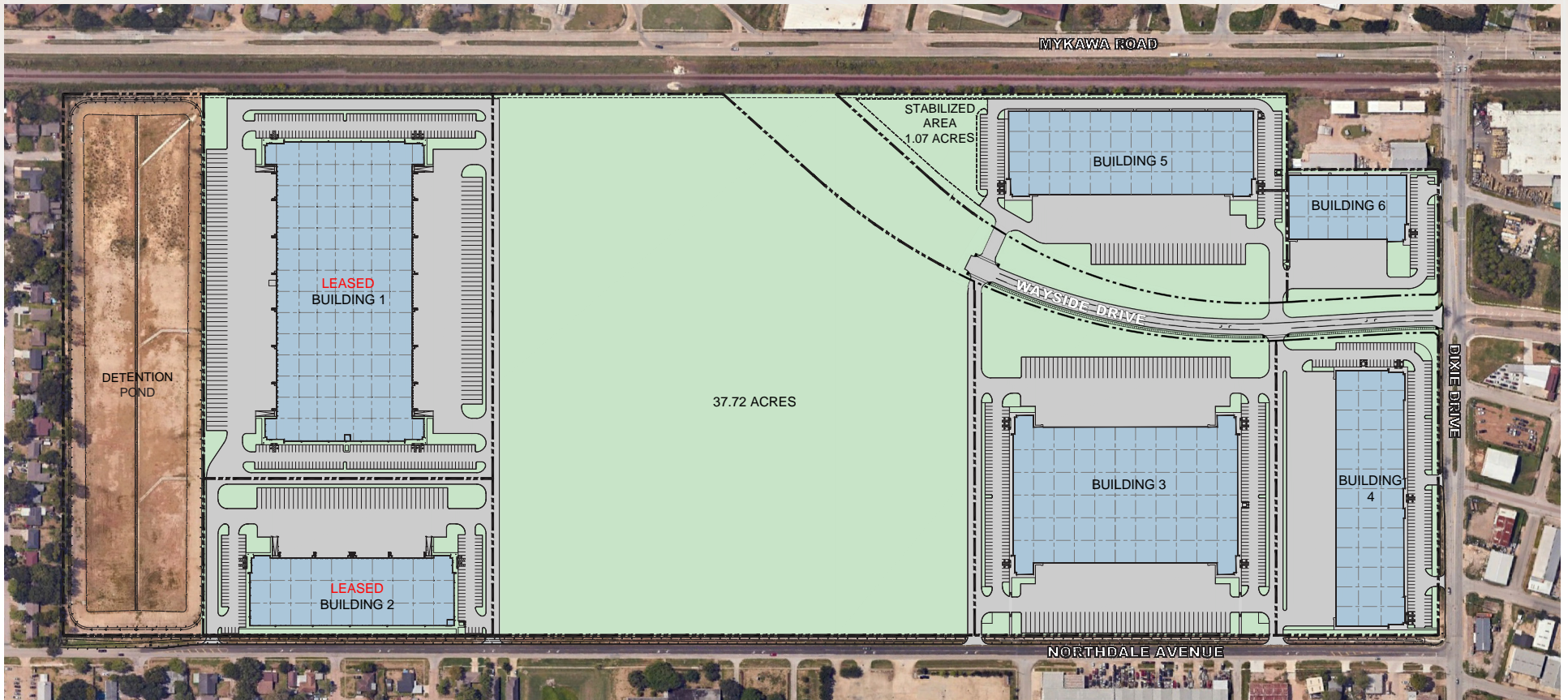
610 Business District

- Phase II Permitted (For Sale or Lease)
- **6250 Northdale St.** - Bldg. 3: 216,974 SF Cross Dock
- **6216 Dixie Dr.** - Bldg. 4: 119,868 SF Rear Load
- **6140 Dixie Dr.** - Bldg. 5: 140,468 SF Front Load
- **6150 Dixie Dr.** - Bldg. 6: 50,953 SF Front Load
- 5 - 38 Acre Sites Available for Lease, BTS or Design Build
- Master Planned Business Park
- City of Houston Utilities
- Detention Provided and in Place
- Outside Storage Available
- Out of the 500 Year Floodplain
- Northdale Ave. Expansion Complete

Drive Times

Texas Medical Center	8.2 Miles (16 Minutes)
Houston CBD	7.7 Miles (20 Minutes)
Manchester Terminal	6.2 Miles (12 Minutes)
Barbours Cut Terminal	23 Miles (30 Minutes)
City Docks	8.1 Miles (17 Minutes)
Hobby Airport	4.9 Miles (11 Minutes)
BNSF South Rail Yard	4.9 Miles (11 Minutes)



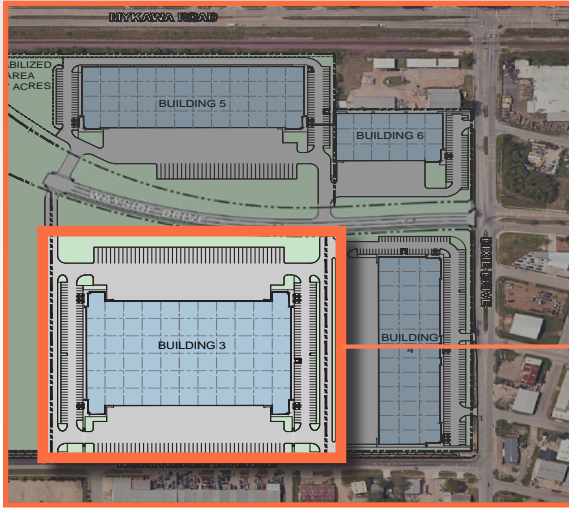


BUILDING 3	
Square Feet	216,974
Office SF	2,472
Acres	15.10
Type	Cross Dock
Dock Doors	56
Column Spacing	60' x 54'
Auto Parks	205
Trailer Parks	92
Truck Court	185'

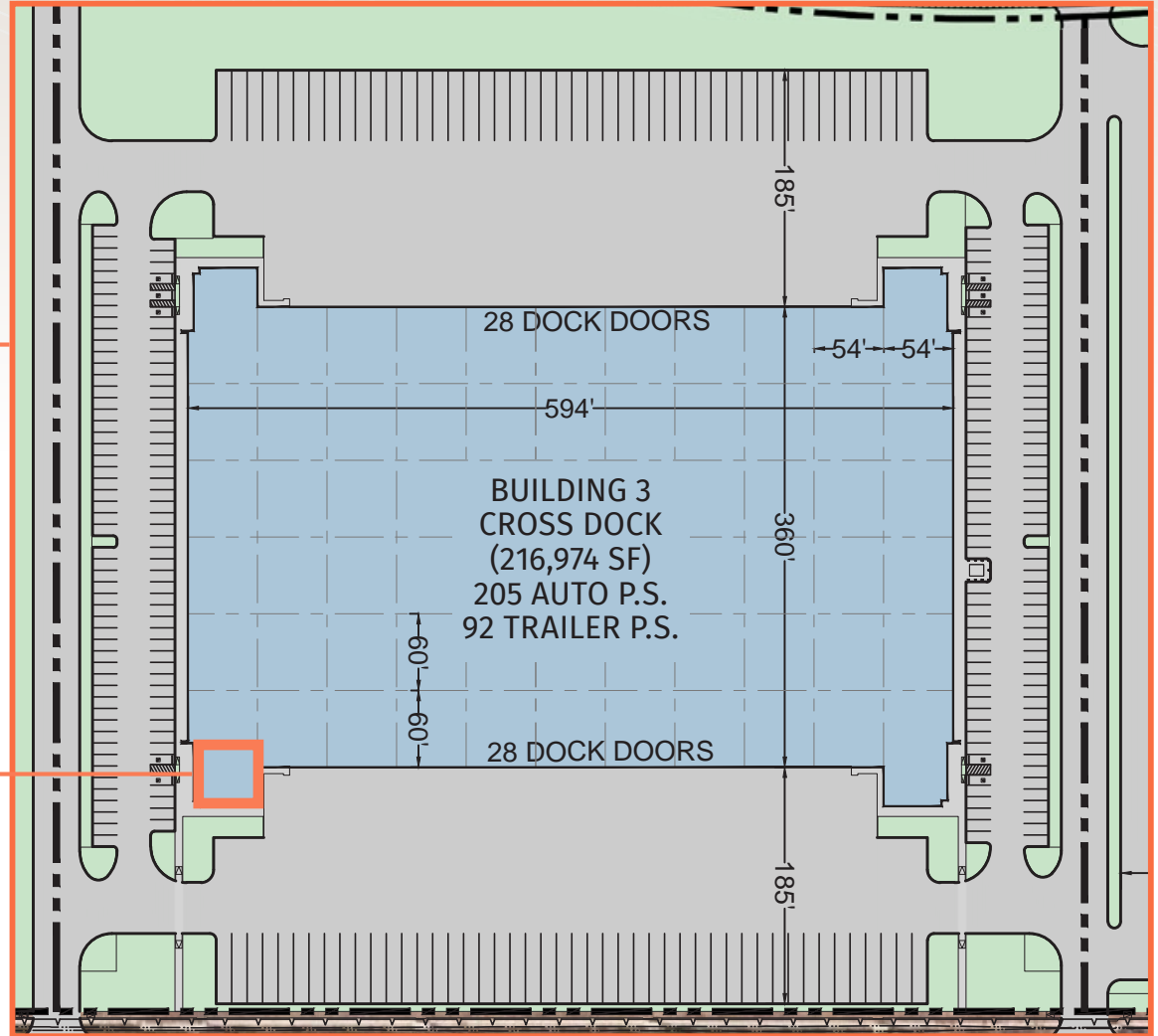
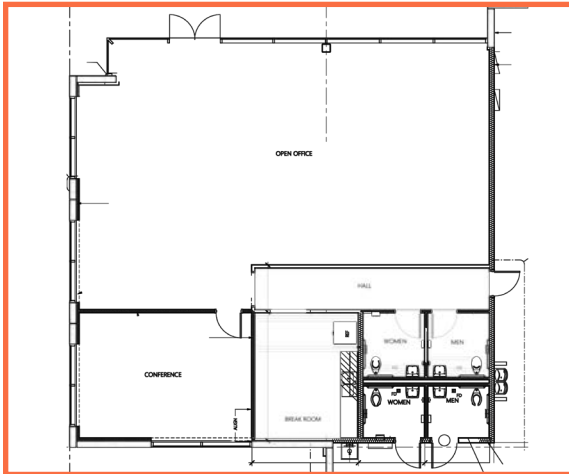
BUILDING 4	
Square Feet	119,868
Office SF	2,164
Acres	7.80
Type	Rear Load
Dock Doors	42
Column Spacing	60' x 52'
Auto Parks	183
Trailer Parks	N/A
Truck Court	130'

BUILDING 5	
Square Feet	140,468
Office SF	2,244
Acres	10.63
Type	Front Load
Dock Doors	30
Column Spacing	53'.4" x 54'
Auto Parks	101
Trailer Parks	34
Truck Court	185'

BUILDING 6	
Square Feet	50,953
Office SF	2,152
Acres	3.12
Type	Front Load
Dock Doors	16
Column Spacing	55' x 52'
Auto Parks	48
Trailer Parks	N/A
Truck Court	130'



SPEC OFFICE: 2,472 SF



216,974 SF
TOTAL SF



Cross Dock
CONFIGURATION



185'
TRUCK COURT



60' x 54'
COLUMN SPACING



56 Docks
4 Drive-Ins
LOADING



2,472 SF
OFFICE SF



15.10
ACRES



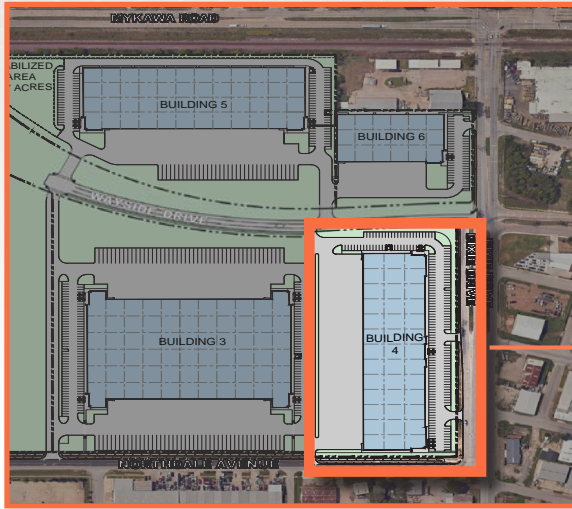
360'
BUILDING DEPTH



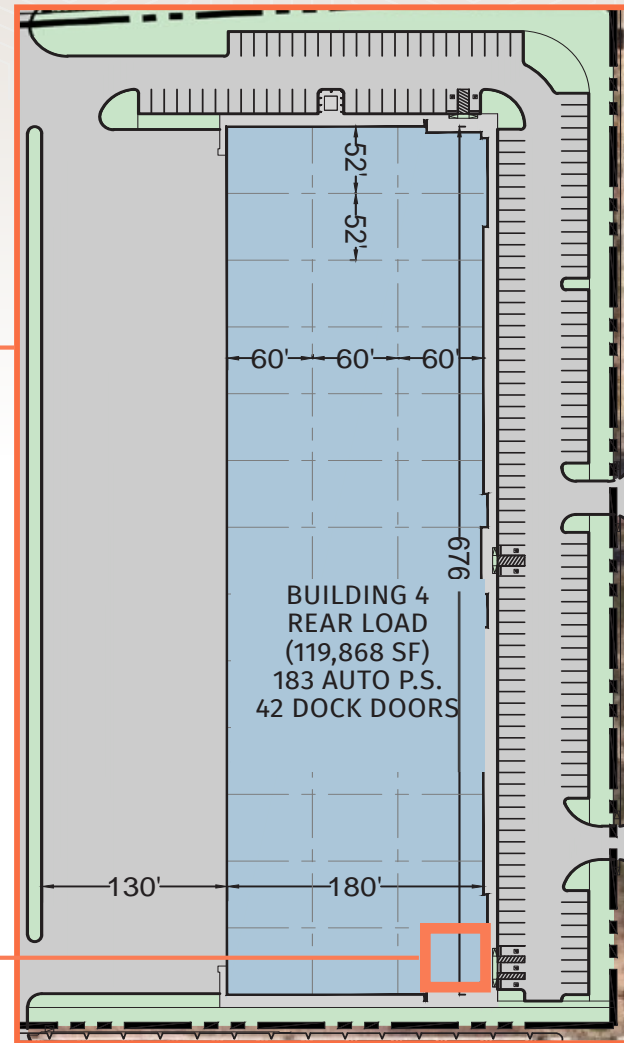
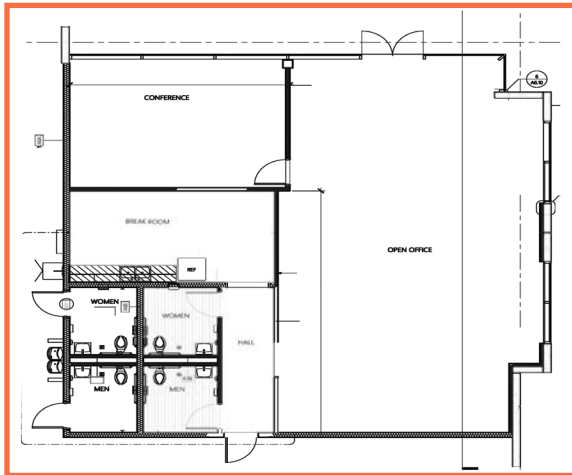
36'
CLEAR HEIGHT



92 Trailer
205 Auto
PARKING



SPEC OFFICE: 2,164 SF



119,868 SF
TOTAL SF



Rear Load
CONFIGURATION



130'
TRUCK COURT



60' x 52'
COLUMN SPACING



42 Docks
2 Drive-Ins
LOADING



2,164 SF
OFFICE SF



7.80
ACRES



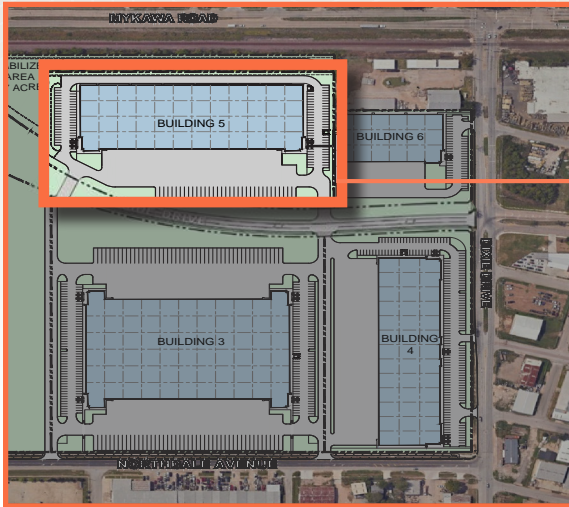
180'
BUILDING DEPTH



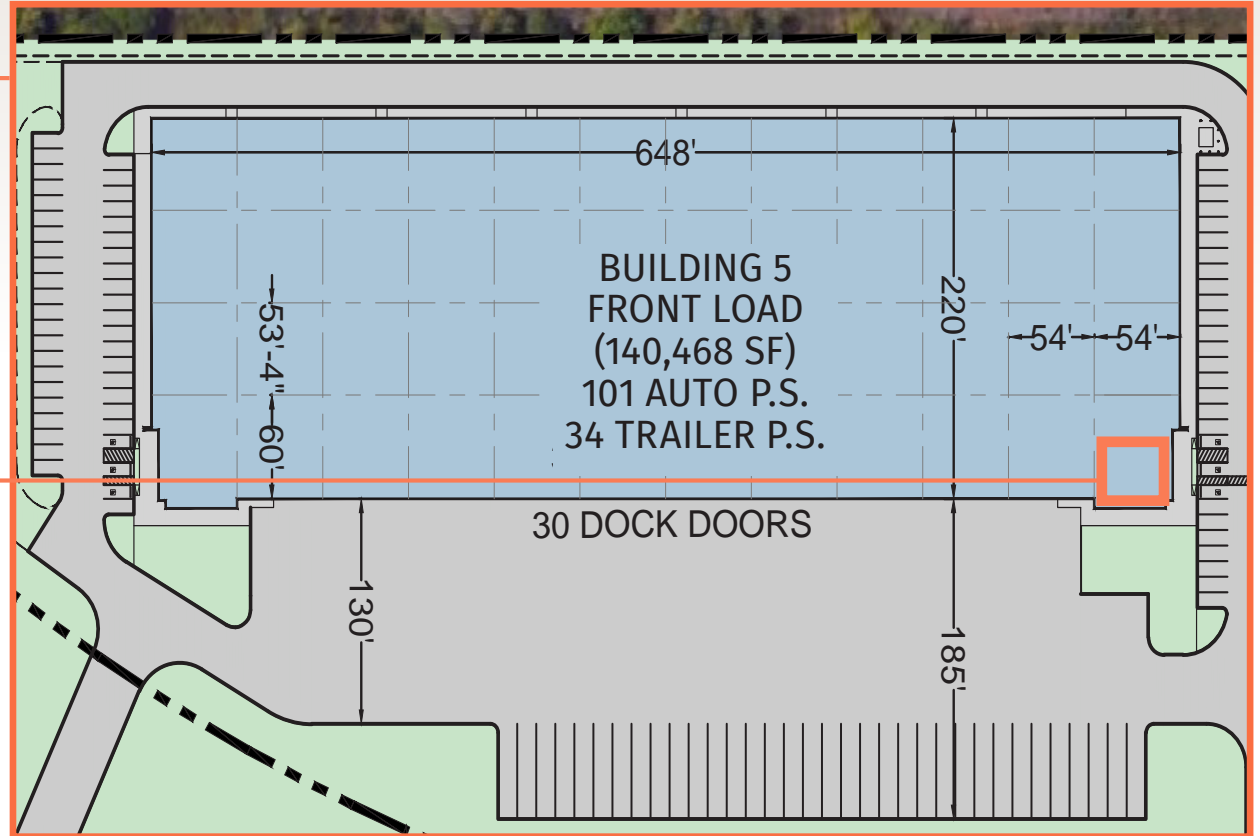
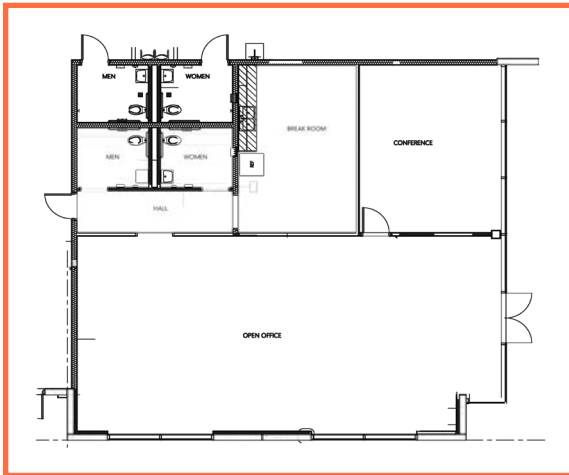
32'
CLEAR HEIGHT



183 Auto
PARKING



SPEC OFFICE: 2,244 SF



140,468 SF
TOTAL SF



Front Load
CONFIGURATION



185'
TRUCK COURT



53.4' x 54'
COLUMN SPACING



30 Docks
2 Drive-Ins
LOADING



2,244 SF
OFFICE SF



10.63
ACRES



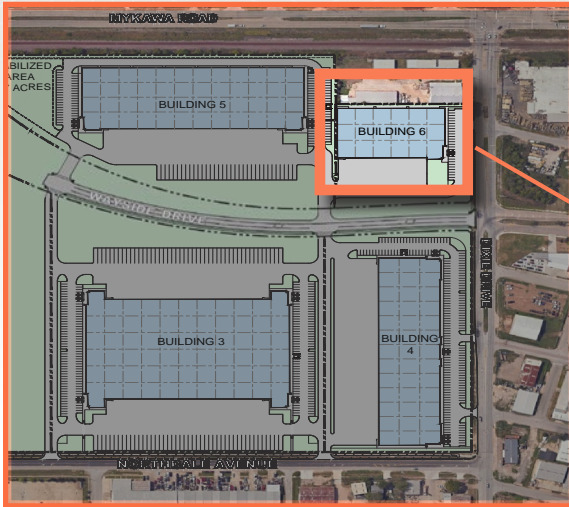
220'
BUILDING DEPTH



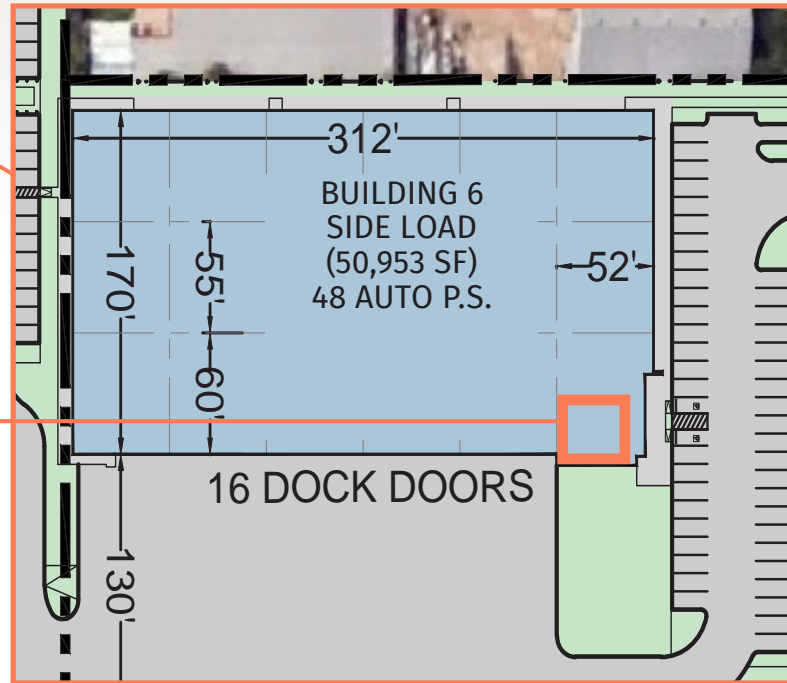
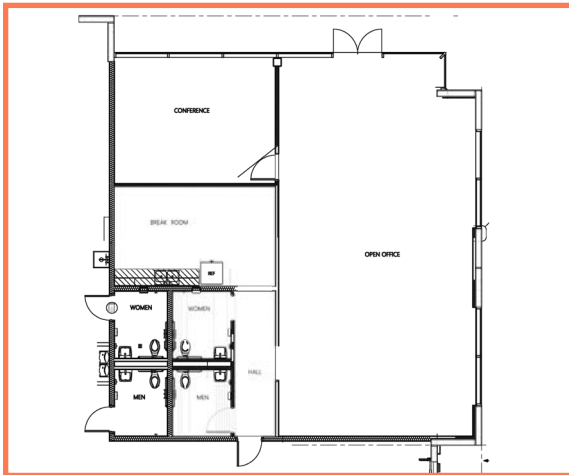
32'
CLEAR HEIGHT



34 Trailer
101 Auto
PARKING



SPEC OFFICE: 2,152 SF



50,953 SF
TOTAL SF



Side Load
CONFIGURATION



130'
TRUCK COURT



55' x 52'
COLUMN SPACING



16 Docks
1 Drive-Ins
LOADING



2,152 SF
OFFICE SF



3.12
ACRES



170'
BUILDING DEPTH



32'
CLEAR HEIGHT



48 Auto
PARKING



610

BUSINESS DISTRICT

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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