

# IMPERIAL

VALLEY



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## UP TO ±155,440 SF AVAILABLE

309 ALDINE BENDER RD | HOUSTON, TX 77060

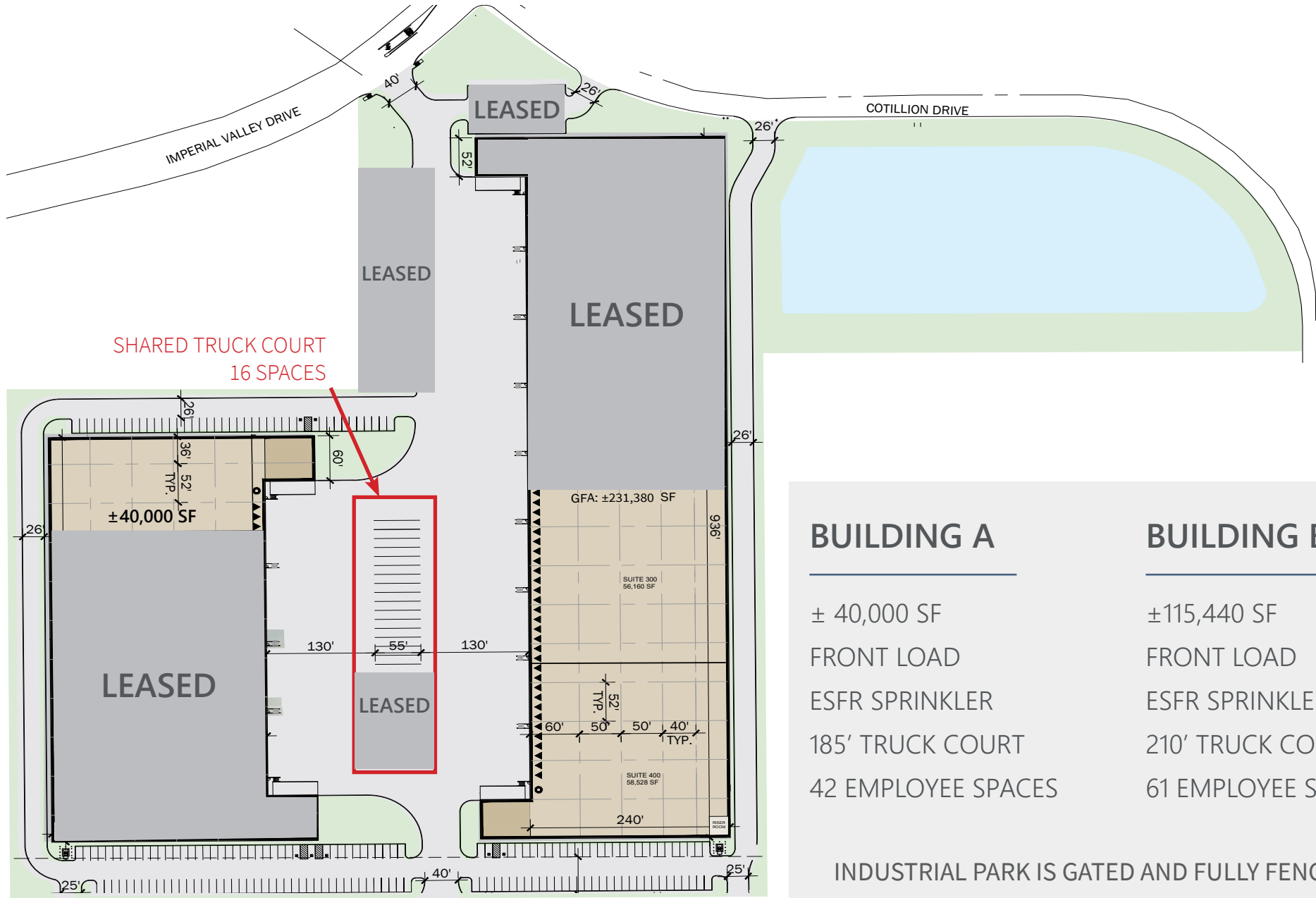
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# IMPERIAL VALLEY OVERVIEW

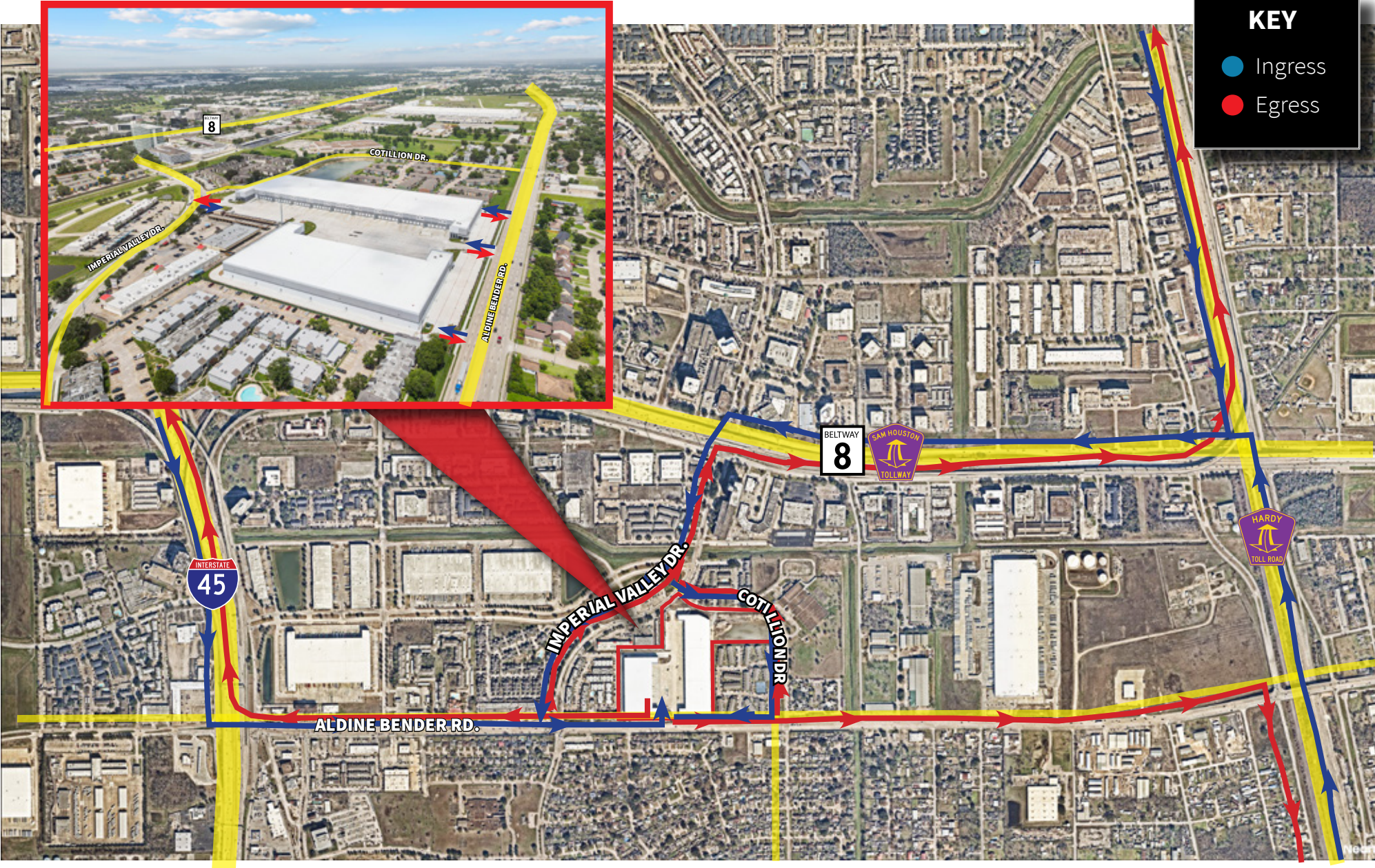


BUILDING A	BUILDING B
± 40,000 SF	±115,440 SF
FRONT LOAD	FRONT LOAD
ESFR SPRINKLER	ESFR SPRINKLER
185' TRUCK COURT	210' TRUCK COURT
42 EMPLOYEE SPACES	61 EMPLOYEE SPACES
INDUSTRIAL PARK IS GATED AND FULLY FENCED	

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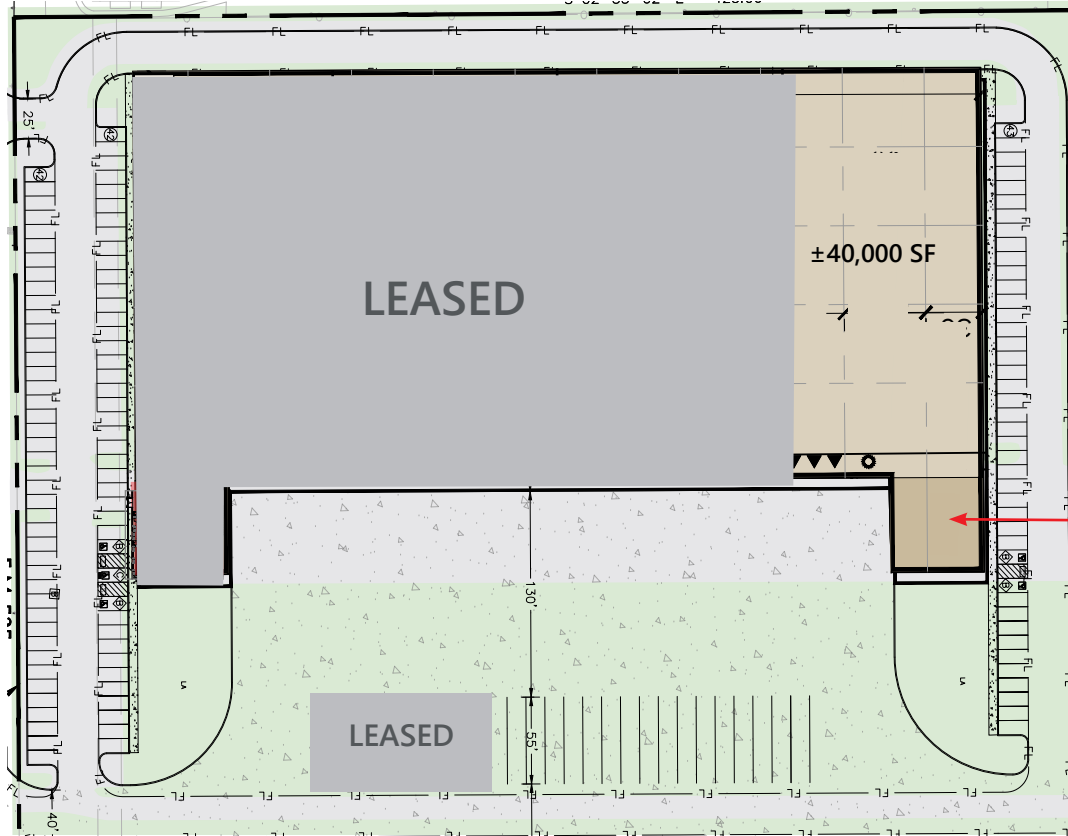
# SUPERIOR ACCESS



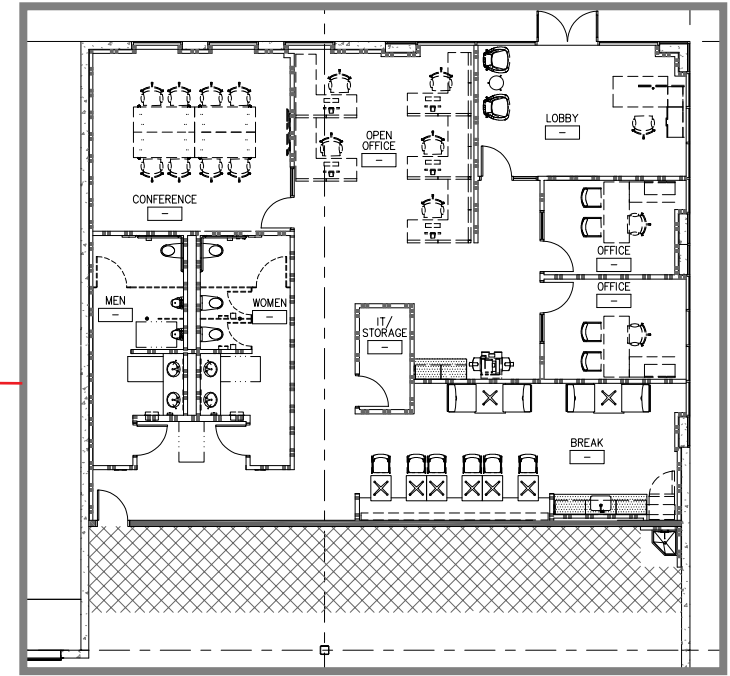
Triple direct Access to Hardy Toll Road, Beltway 8, and I-45

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# BUILDING A - SITE PLAN



SPEC OFFICE - ±2,850 SF



## BUILDING FEATURES

Total SF: 40,000 SF

Office SF: 2,850 SF

Configuration: Front Load

Building Depth: 260'

Clear Height: 32'

Column Spacing: 50' x 52'

Dock Doors: 3

Dock Levelers: 2

Ramp: 1

Sprinkler: ESFR

Parking Spaces: 42

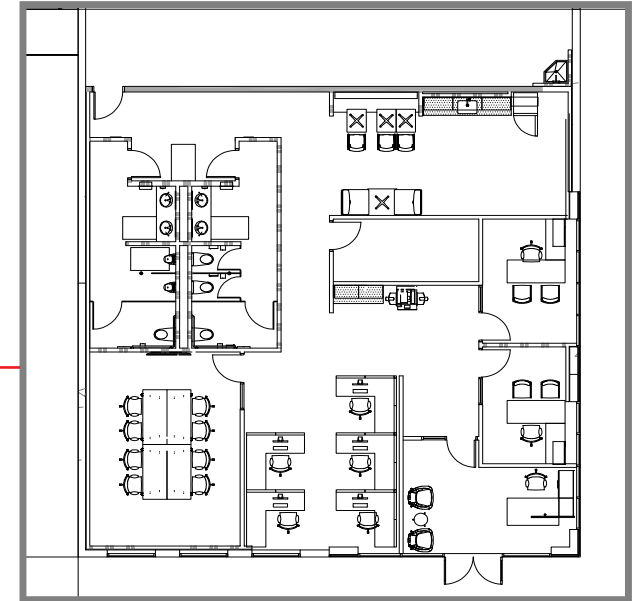
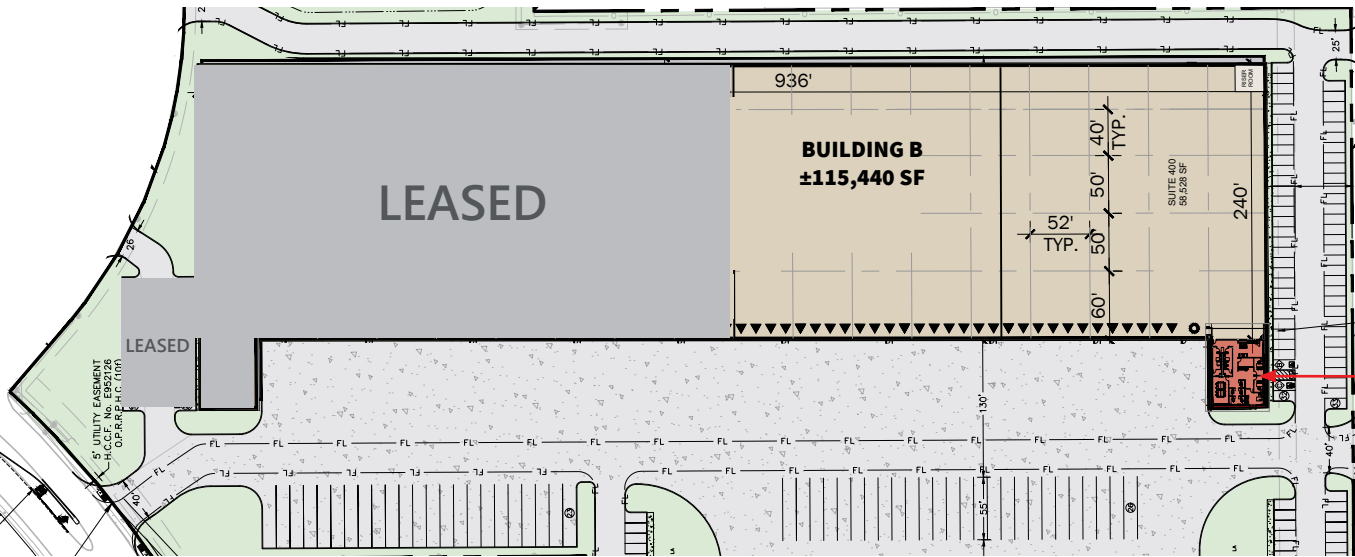
Truck Court: 210'

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# BUILDING B - SITE PLAN

SPEC OFFICE - ±2,665 SF



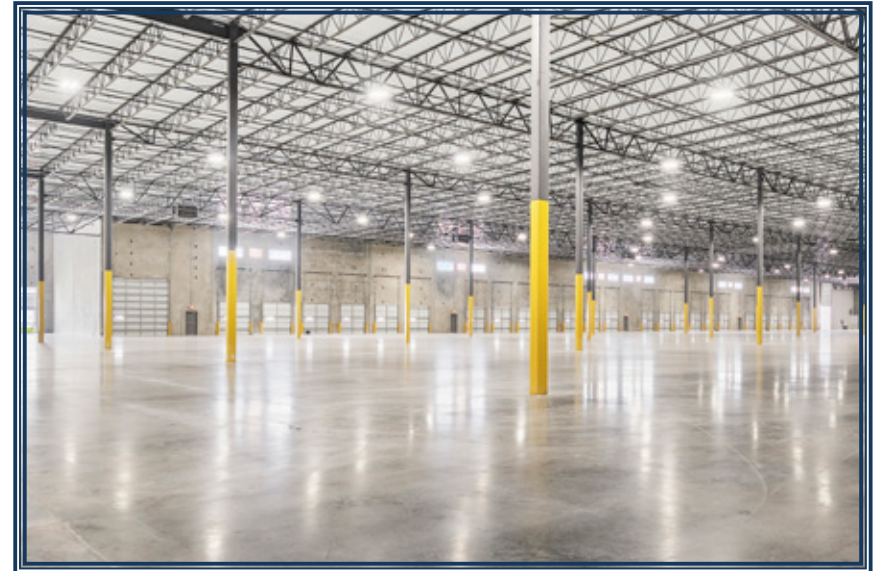
## BUILDING FEATURES

Total SF:	115,440 SF	Column Spacing:	50' X 52'	Parking Spaces:	61
Office SF:	2,665 SF	Dock Doors:	30	Truck Court:	210'
Configuration:	Front Load	Dock Levels:	3	Trailer Stalls:	16
Building Depth:	240'	Ramp:	1		
Clear Height:	32'	Sprinkler:	ESFR		

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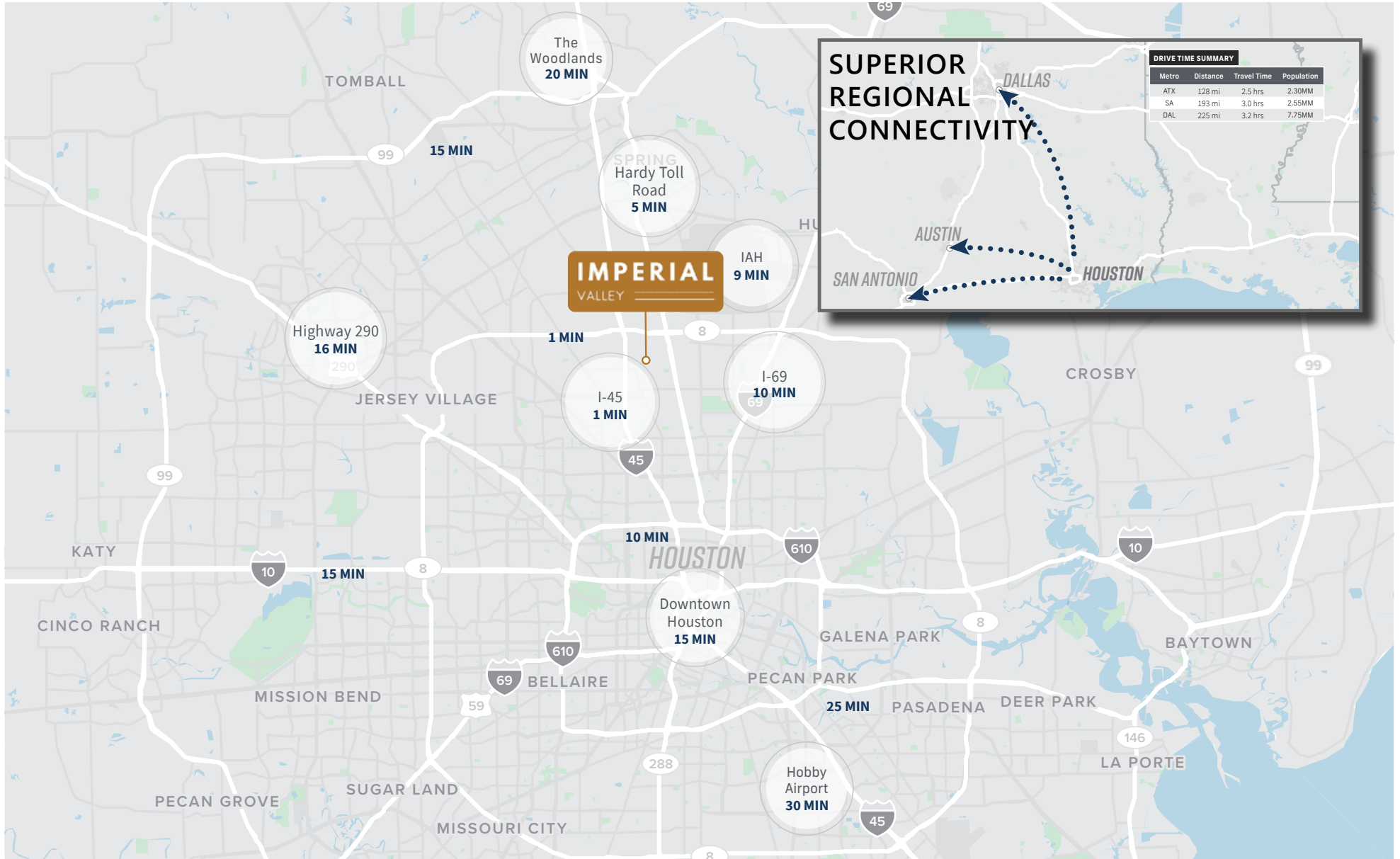


# INTERIOR PHOTOS



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# STRATEGIC LOCATION



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