

# UP TO 274,766 SF

## AVAILABLE FOR LEASE OR SALE

### HOUSTON, TX 77086

SPEC OFFICE, LED LIGHTS & WHITEBOX

**MCP** MOSIELEE  
COMMERCE  
PARK AT 249

12010 Mosielee St | Houston, TX 77086



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# SITE PLAN



12010 Mosielee Street | Houston, TX  
Building One: Cross Dock



Total SF: 274,766 SF



2,995 SF Spec suite office area



36' clear height



ESFR Sprinkler System



3Phase 480V 3000a Service



127 Total Car Parks



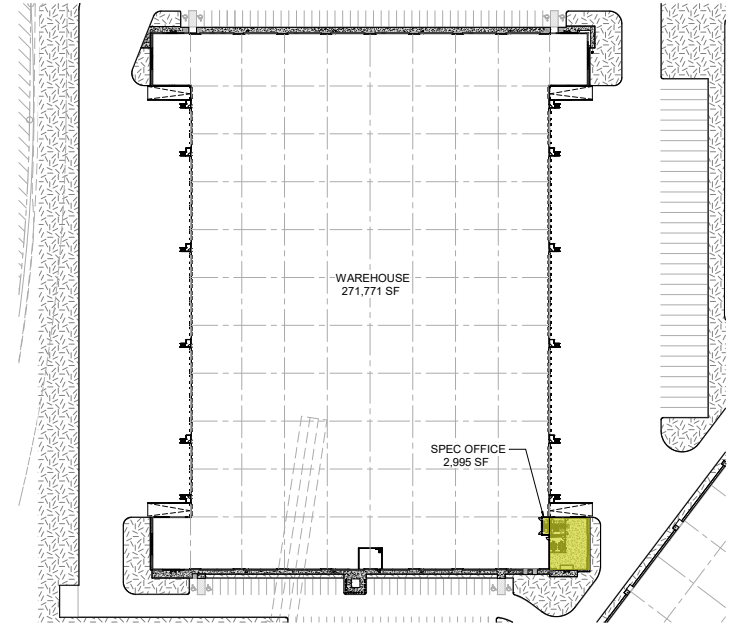
31 Trailer Parking Spaces



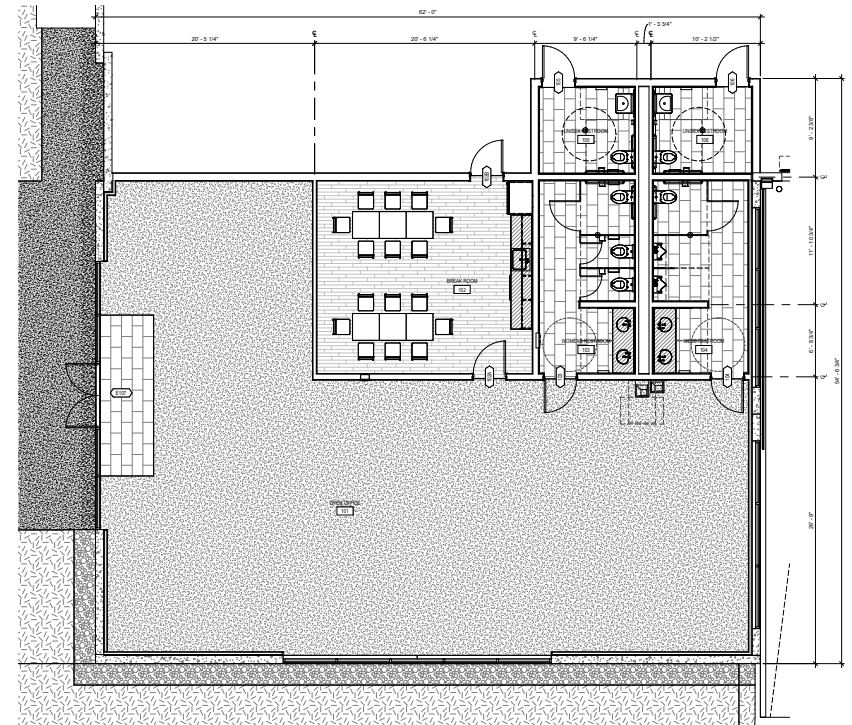
(56) 9'x10' Dock Doors



(4) 12'x14' Ramps



2,995 SF Spec Office



# SUPERIOR CONNECTIVITY



**mcp** MOSIELEE  
COMMERCE  
PARK AT 249



249

8

249

249

8

45

45

249

Antoine Dr

Fallbrook Dr

Veterans Memorial Dr

# PRIME CITY ACCESS



**MOSIELEE  
COMMERCE  
PARK AT 249**

BELTWAY 8	2.4 miles
I-45	3.8 miles
I-610	7.7 miles
I-69/HIGHWAY 59	8.6 miles
HIGHWAY 290	9.7 miles
I-10	10.2 miles

GRAND PARKWAY	13.5 miles
DOWNTOWN HOUSTON	14.1 miles
AUSTIN, TX	155 miles
SAN ANTONIO, TX	200 miles
DALLAS, TX	233 miles



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