



# I-10 EAST COMMERCE CENTER

11249 I-10 East | Mont Belvieu, TX 77523

## Specifications

**262,363 SQ. FT.**

TOTAL SQ. FT. (DIVISIBLE)

**3,480 SQ. FT.**

SPEC OFFICE WITH BASE  
BUILDING CONSTRUCTION

**40'**

CLEAR HEIGHT

**(52) 9' x 10'**

DOCK DOORS

**(2) 14' x 16'**

DRIVE IN RAMPS

**51 Spaces**

TRAILER PARKING

**92 Spaces**

AUTO PARKING

**Security**

ABILITY TO SECURE/FENCE FACILITY

**Power**

1,400 AMPS, 3-PHASE, 480V

**Sprinkler System**

ESFR

## Premier Location with I-10 Frontage

GRAND PARKWAY - 8 MINS, 5.1 MILES

BELTWAY 8 - 20 MINS, 18.7 MILES

BARBOURS CUT - 33 MINS, 18.3 MILES

BAYPORT TERMINAL - 37 MINS, 22.6 MILES

## New Construction

MOVE-IN READY

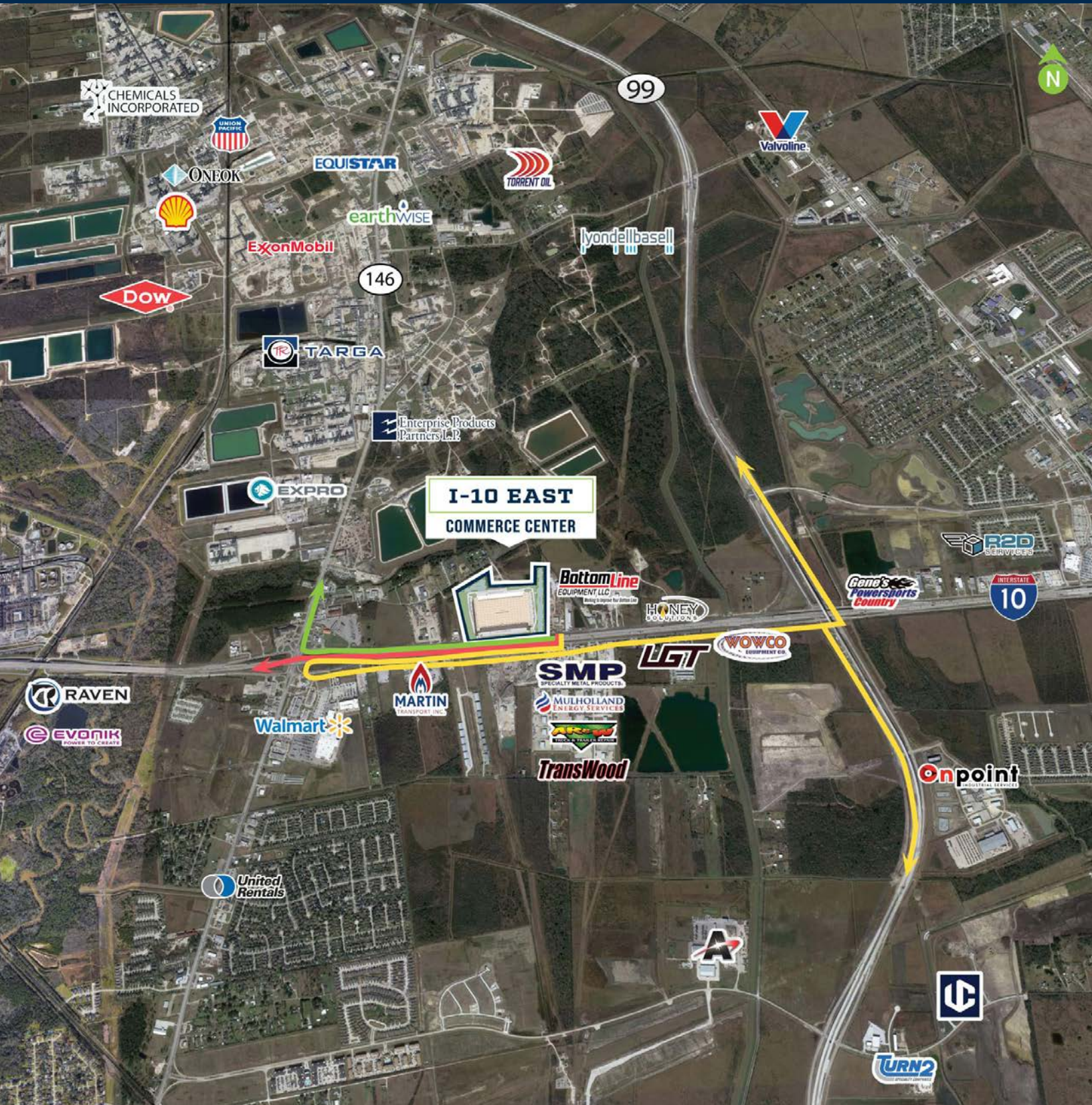
## Cross Dock

BUILDING CONFIGURATION

## Building Lighting

FULL LED LIGHTING (30 FC) AND  
CLERESTORY WINDOWS







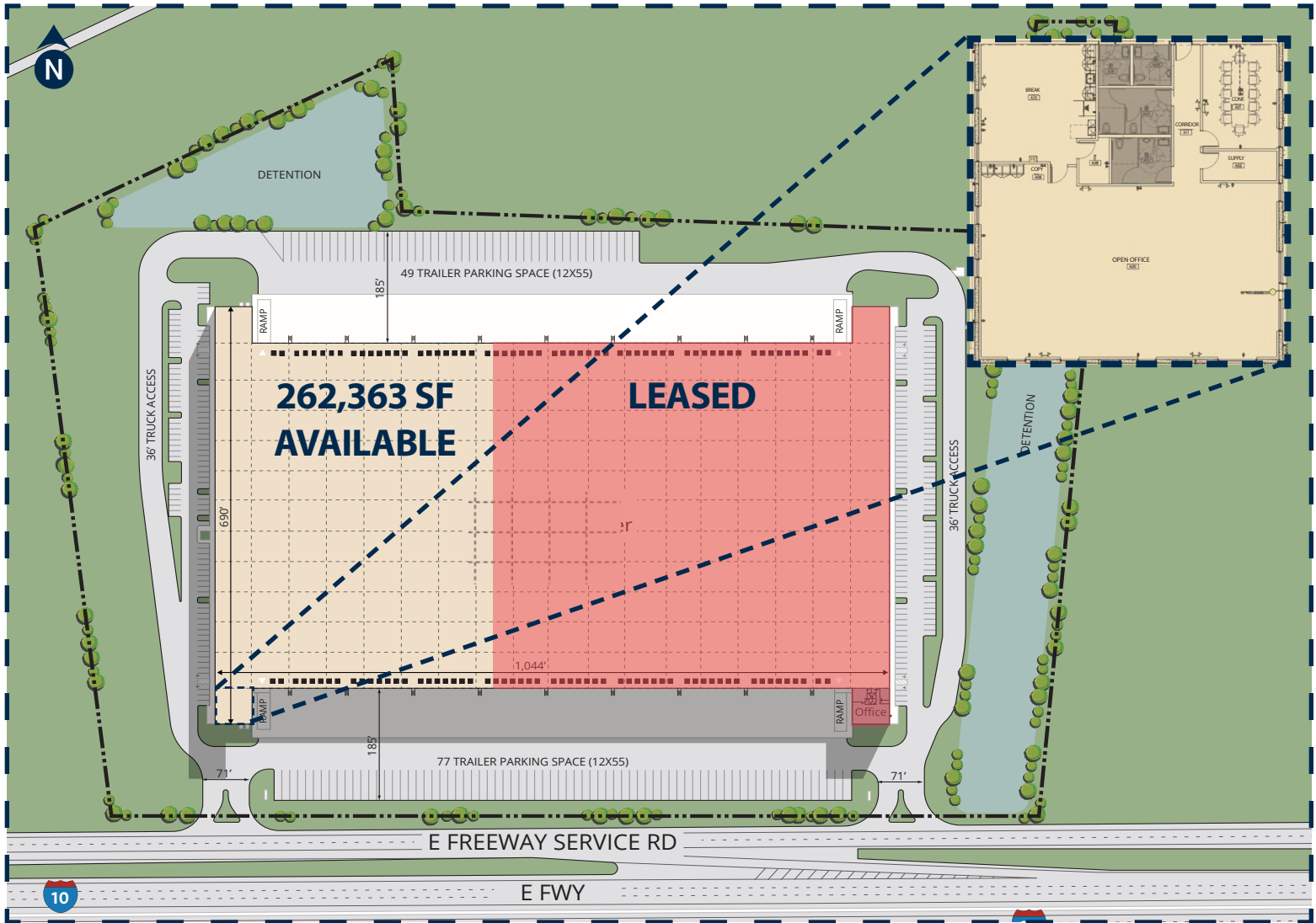
**40'**  
Clear Height

**50' X 58'**  
Column Spacing (60' Speed Bays)

**52**  
Dock Doors

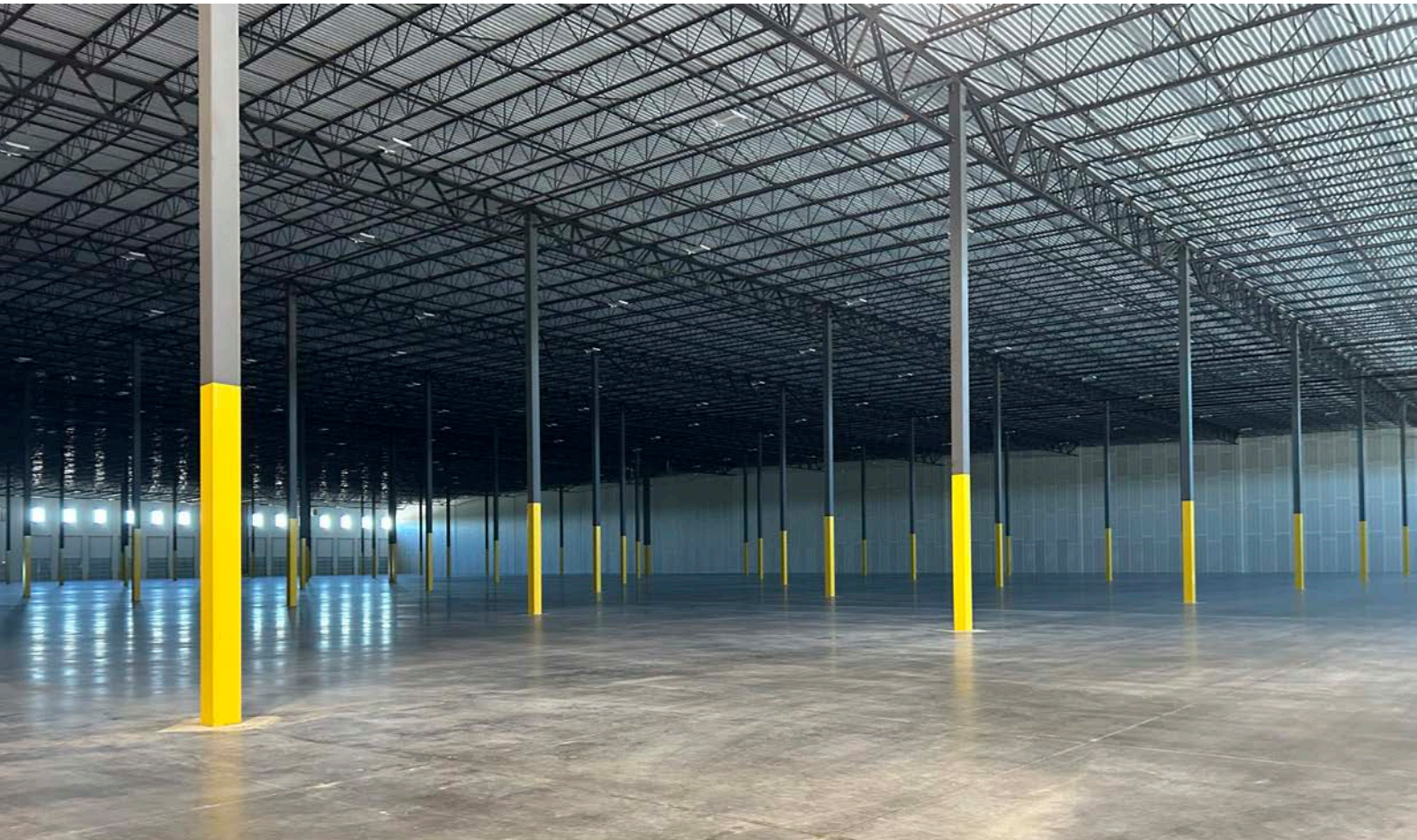
**51**  
Trailer Stalls

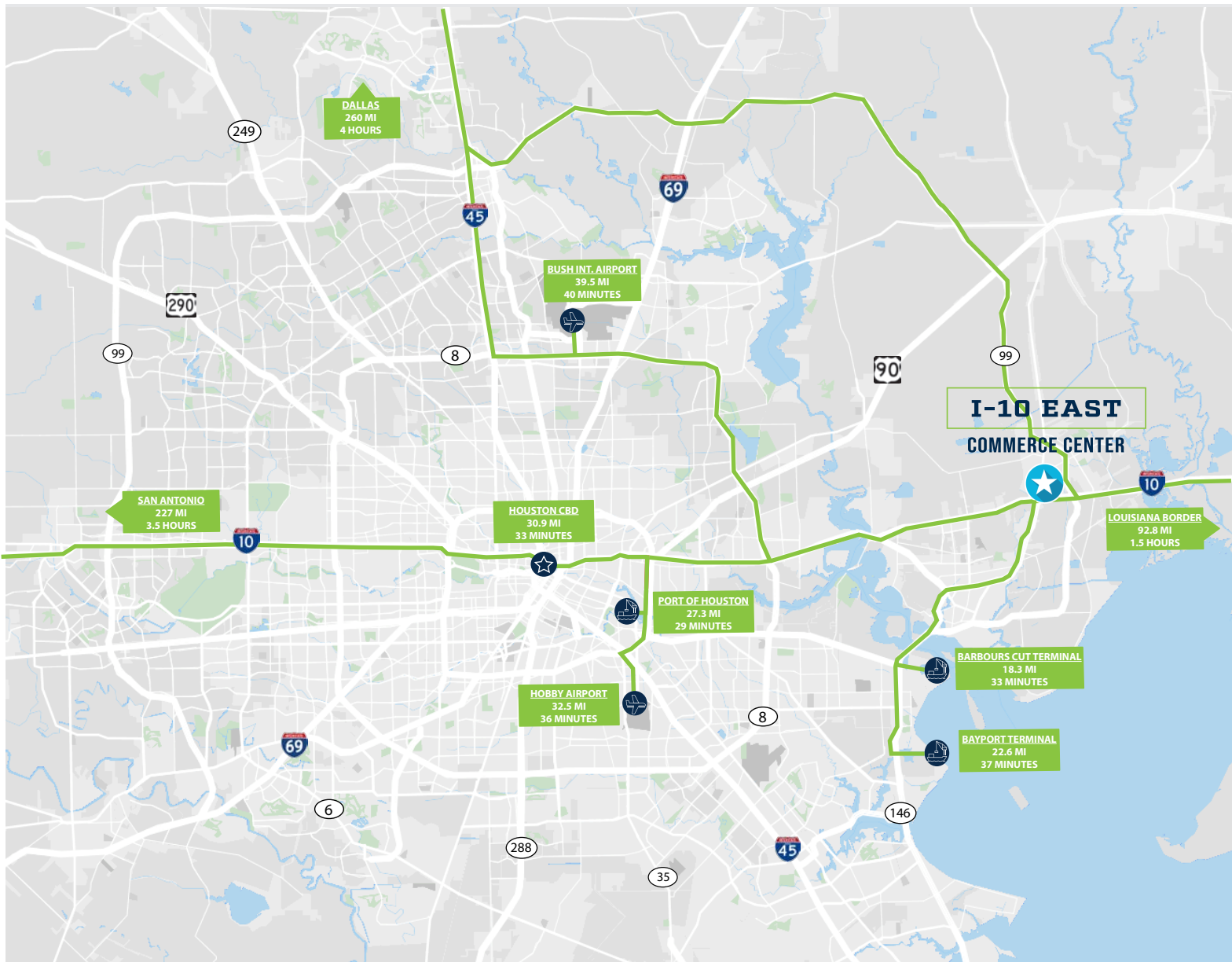
**92**  
Car Spaces



**Total Size:** 262,363 SF  
**Warehouse:** 258,883 SF  
**Office:** 3,480 SF  
**Clear Height:** 40'  
**Dock Doors:** (52) 9' x 10'

**Drive In Ramps:** (2) 14' x 16'  
**Trailer Parking:** 51 Spaces  
**Auto Parking:** 92 Spaces  
**Sprinkler System:** ESFR  
**Power:** 1,400 amps, 3-phase, 480V





Contacts

**CBRE**

**Nathan Wynne**  
Executive Vice President  
+1 713 577 1724  
nathan.wynne@cbre.com

**Jason Dillee**  
Executive Vice President  
+1 713 577 1796  
jason.dillee@cbre.com

**Susan Haysom, CCIM**  
Vice President  
+1 713 577 1655  
susan.haysom@cbre.com

**Brookfield Properties**

Ryan Soulé  
Vice President  
+1 214 393 5068  
ryan.soule@brookfieldproperties.com

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