



9851 FALLBROOK PINES DR, SUITE 150 | HOUSTON | TX | 77064
60,000 SF AVAILABLE FOR SUBLEASE

For more information, contact:

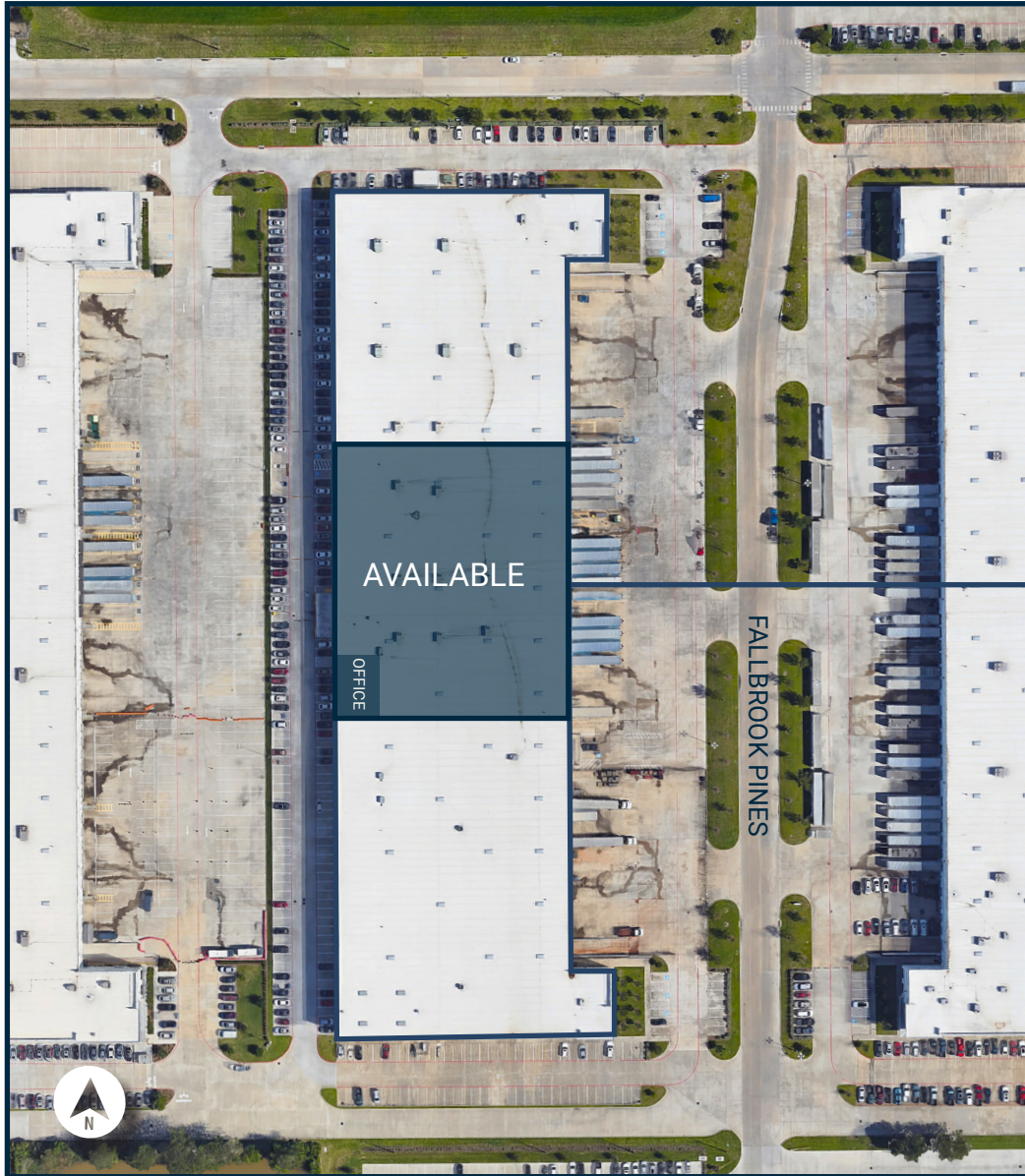
JOSEPH SMITH

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PEARCE MARTENS

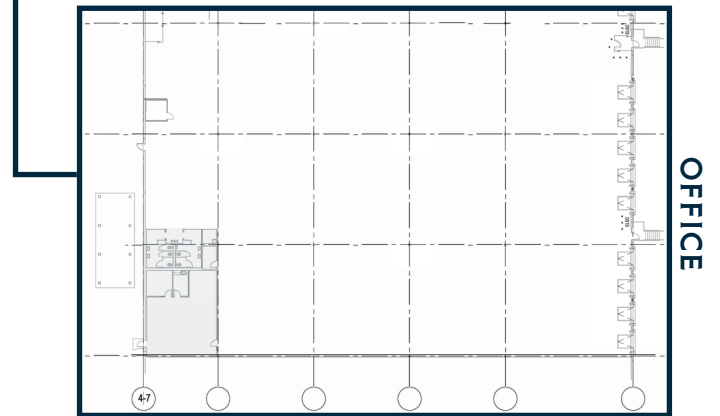
Vice President
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PROPERTY FEATURES

Available Size	±60,000 SF
Office	±2,110 SF
Clear Height	32'
Dock High Doors	17
Drive In Ramps	1
Hydraulic Levelers	4
HVAC	100%
Sprinklers	ESFR
Truck Court	140'
Column Spacing	52' x 45'
Building Depth	230'





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ADDITIONAL

- WHITE BOXED WAREHOUSE
- FREEPORT TAX EXEMPTION
- OUTSIDE 100 YEAR FLOOD PLAIN
- AVERAGE 30' CANDLE LIGHTING IN WAREHOUSE
- 100% TEMPERATURE CONTROLLED
- LEVELERS WITH RESTRAINTS, LAMPS, & SEALS

