

60,000 - 164,606 SF | For Sale or Lease



2322 Greens Road, Houston, TX 77032

An aerial photograph of a large, modern industrial building with a white roof and grey walls. The building has numerous loading docks along its side. In front of the building is a large, paved parking lot. The surrounding area includes green grass, trees, and a road with a blue street sign that reads 'BURTON'. A large, semi-transparent circular graphic is overlaid on the bottom half of the image, containing the text 'GREENS ROAD LOGISTICS CENTER'.

GREENS ROAD

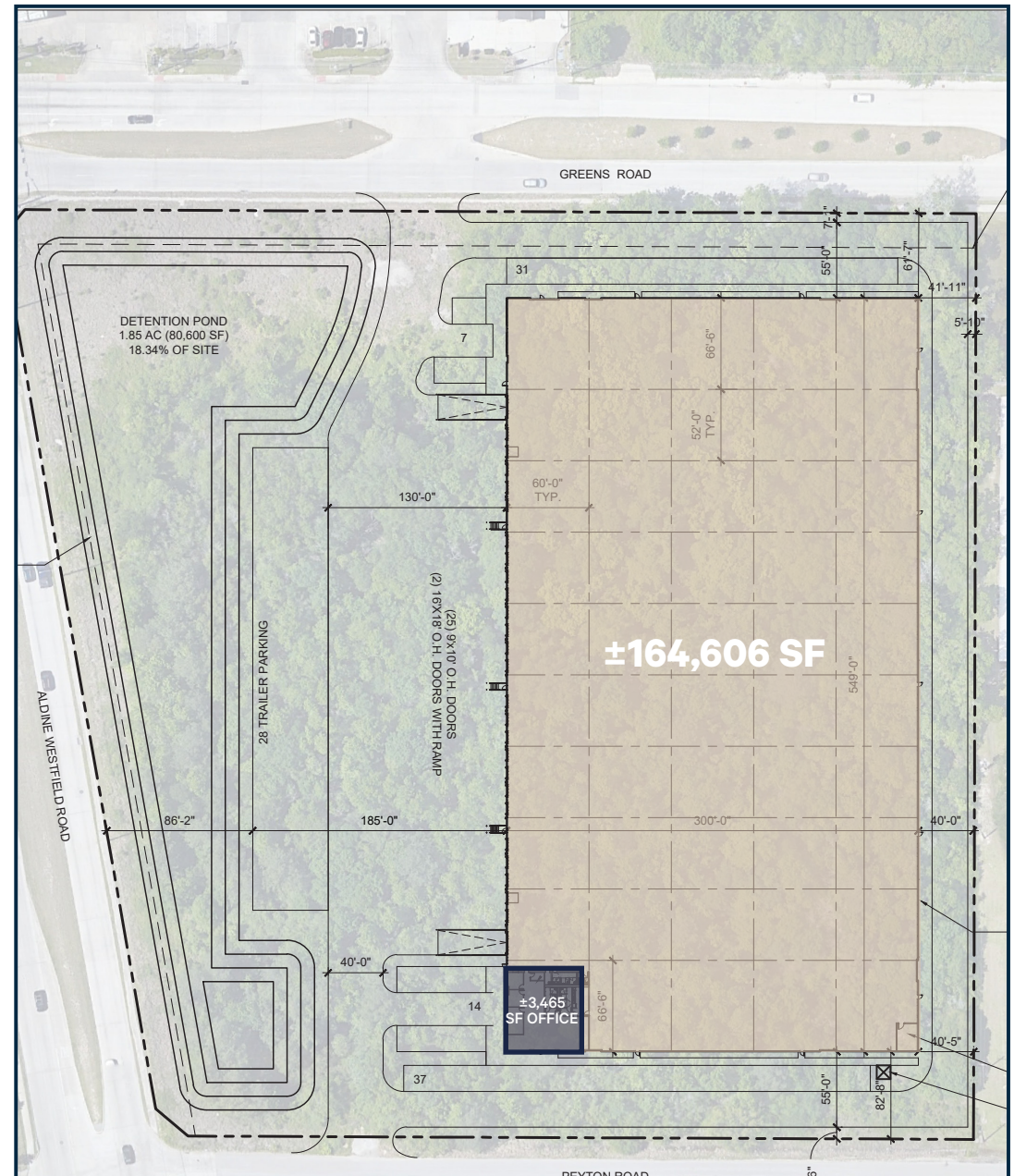
LOGISTICS CENTER

PROPERTY DESCRIPTION

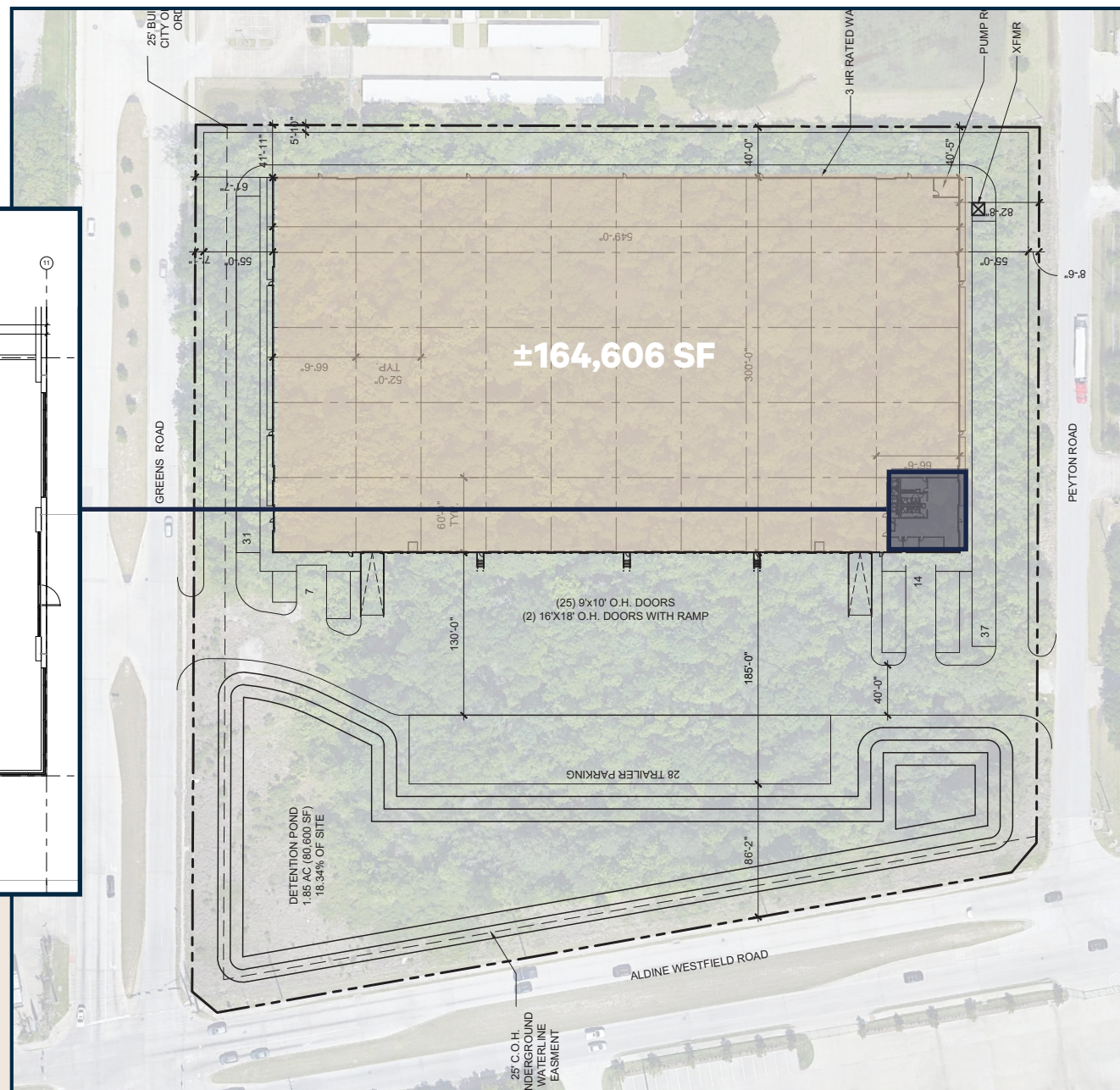
Greens Road Logistics Center is located less than 2 miles from George Bush Intercontinental Airport on the corner of Aldine Westfield and Greens Rd. With easy access to major transportation infrastructure (Beltway 8, Hardy Toll Road, I-45, and I-69) and a prime North location, this building creates a demanding opportunity for many businesses.

HIGHLIGHTS

- + ±164,606 SF Total
- + Divisible to 60,000 SF
- + ±3,465 SF Spec Office
- + 32' Clear Height
- + 25 Total Dock High Doors (9' x 10')
- + 2 40k-lb Mechanical Dock Levelers (7' x 8')
- + 2 Drive In Ramps (16' x 18')
- + 1 Air Change Per Hour Exhaust Fans
- + Joint Sealants & Diamond Hard Floors
- + Front Load Configuration
- + 33 Trailer Parks
- + 89 Auto Parks
- + 130' Truck Court
- + 52' x 60' Column Spacing
- + ±10.1 Acres Total

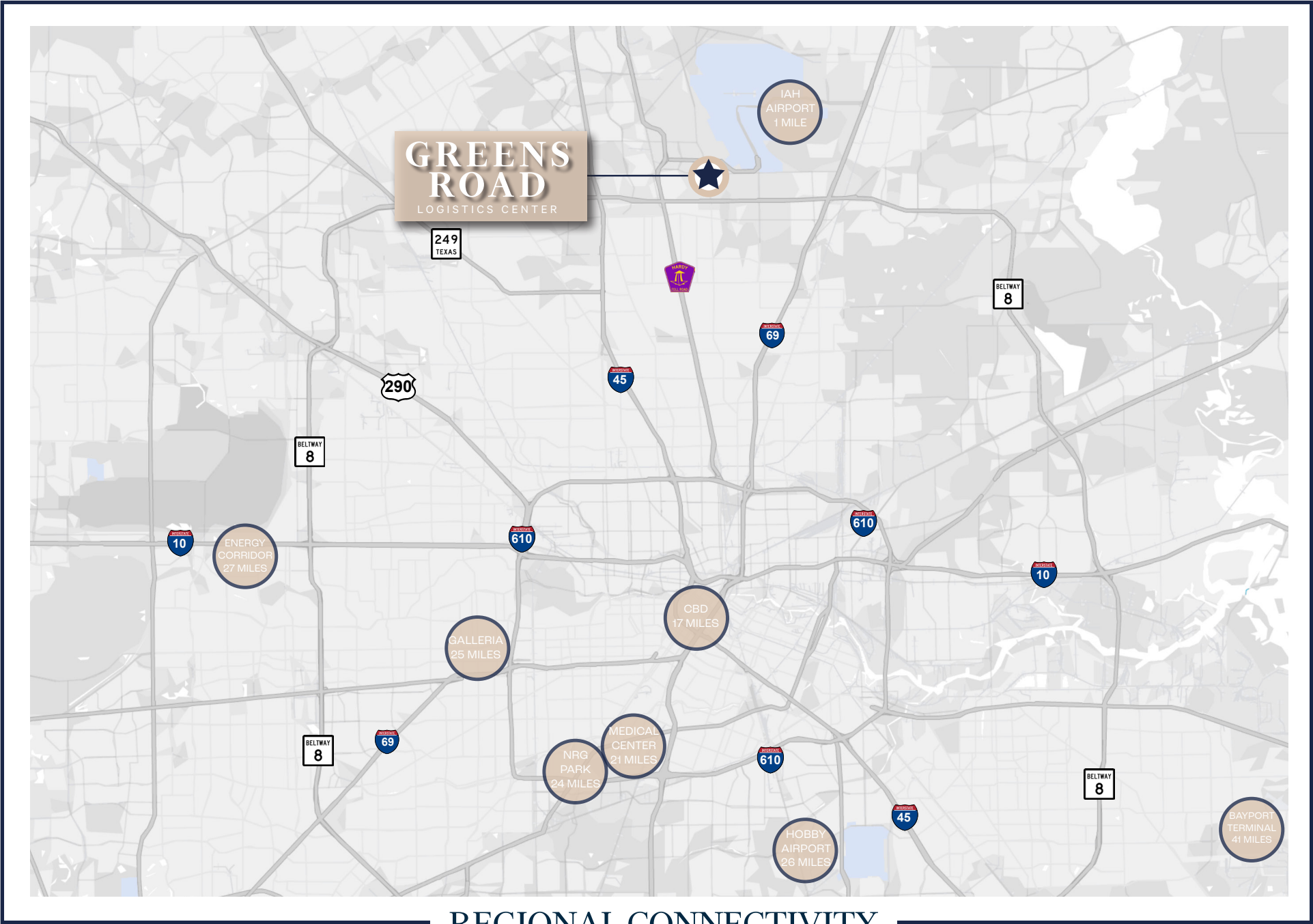


This floor plan shows a restaurant layout with several areas highlighted by red dashed lines, indicating where improvements are needed. The layout includes a central kitchen area, a bar, a main dining area with various table settings (diamonds, squares, and rectangles), and a service area with a counter and stools. The red dashed lines are placed around the kitchen, bar, and service areas, suggesting these are the primary focus for improvement. The plan also shows a large open area on the right side, possibly for a new section or expansion.



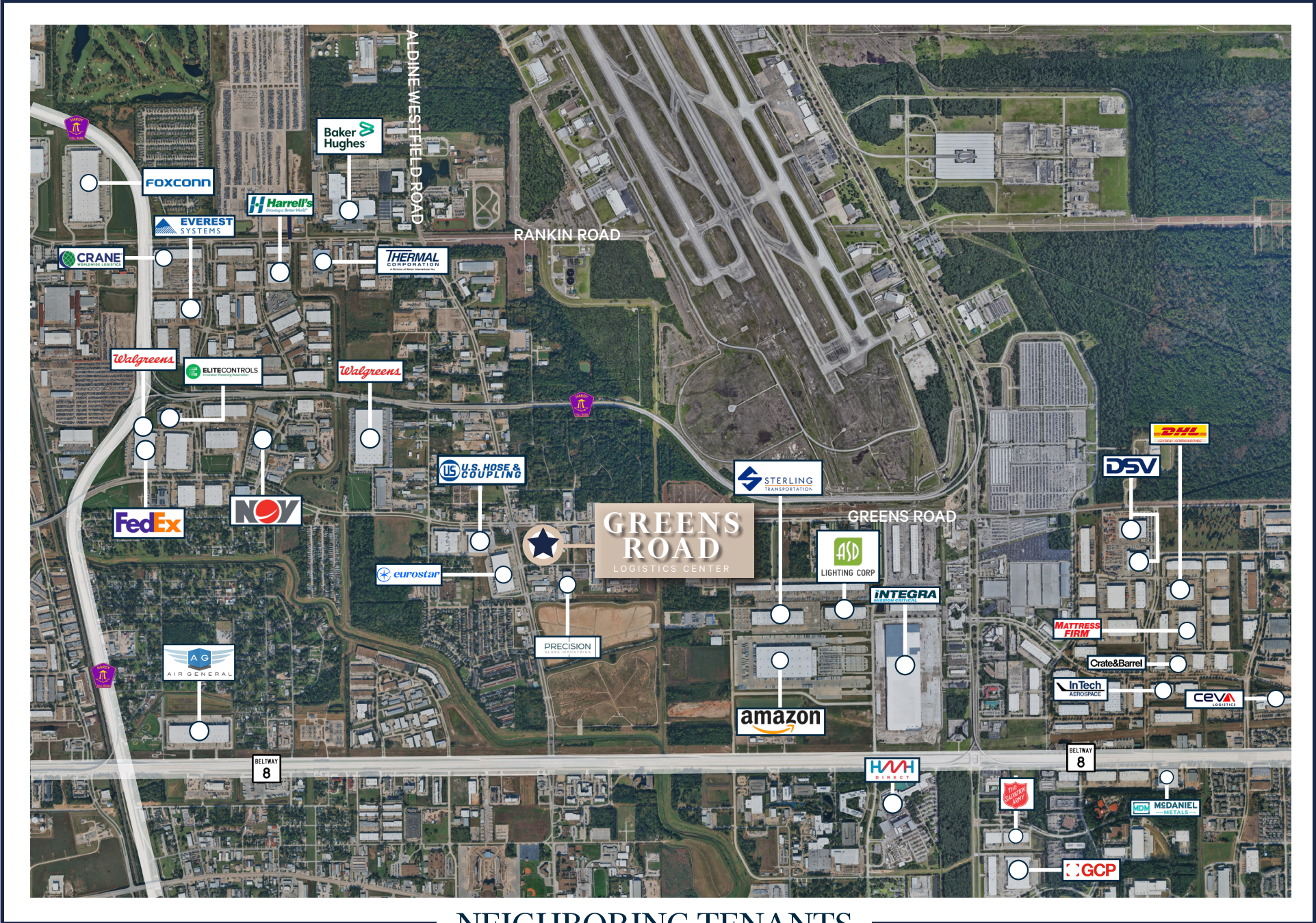
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NEIGHBORING TENANTS

60,000 - 164,606 SF | For Sale or Lease

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Contact Brokers

ED FRANTZ
Senior Vice President
+1 713 577 1778
Ed.Frantz@cbre.com

GREG HOLMES
Senior Associate
+1 713 577 1902
Gregory.Holmes@cbre.com

JOSEPH SMITH
Senior Vice President
+1 713 577 1847
Joseph.Smith@cbre.com



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