



C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

203,935 SF Available for Lease



DEVELOPER

CBRE

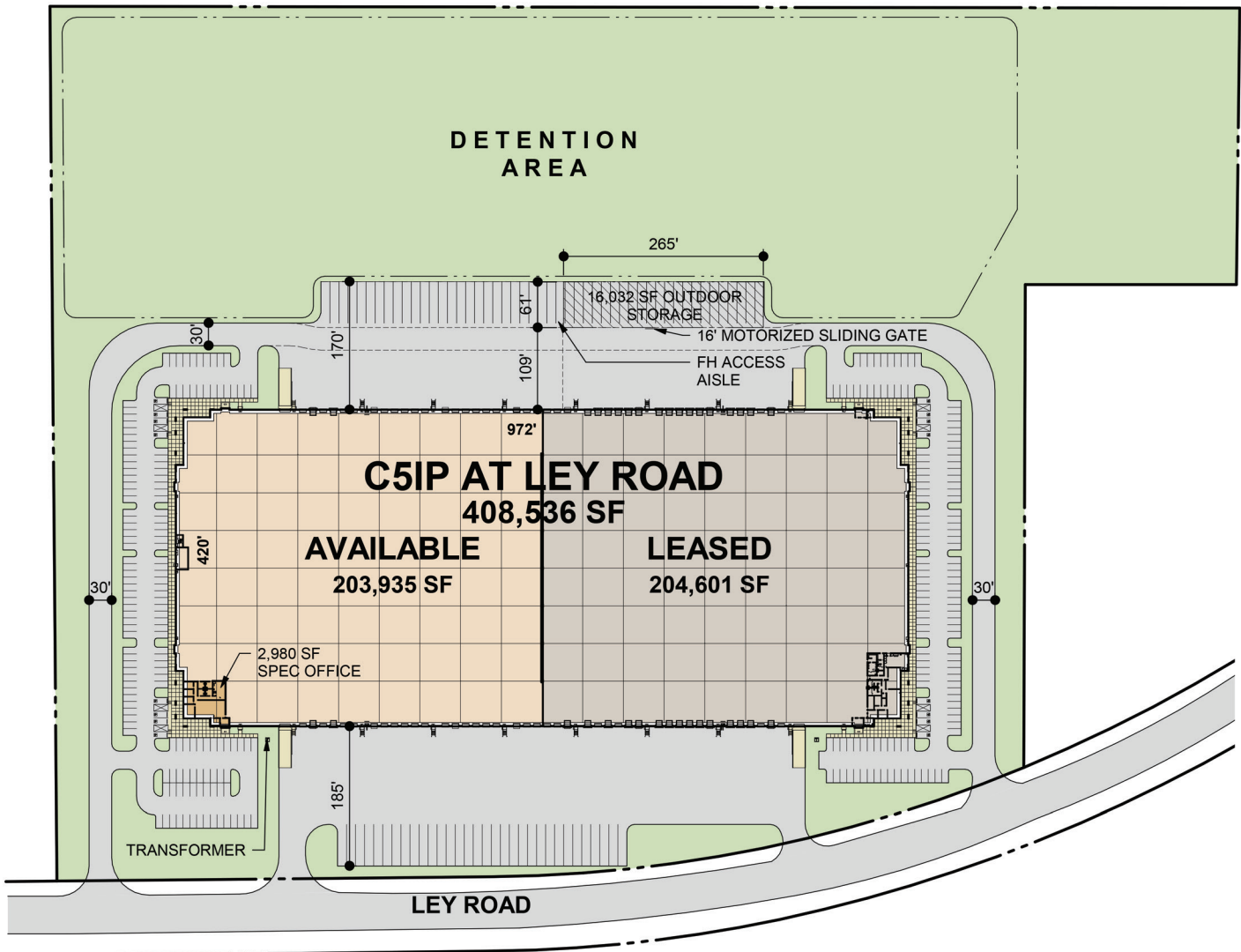
LEASING AGENT

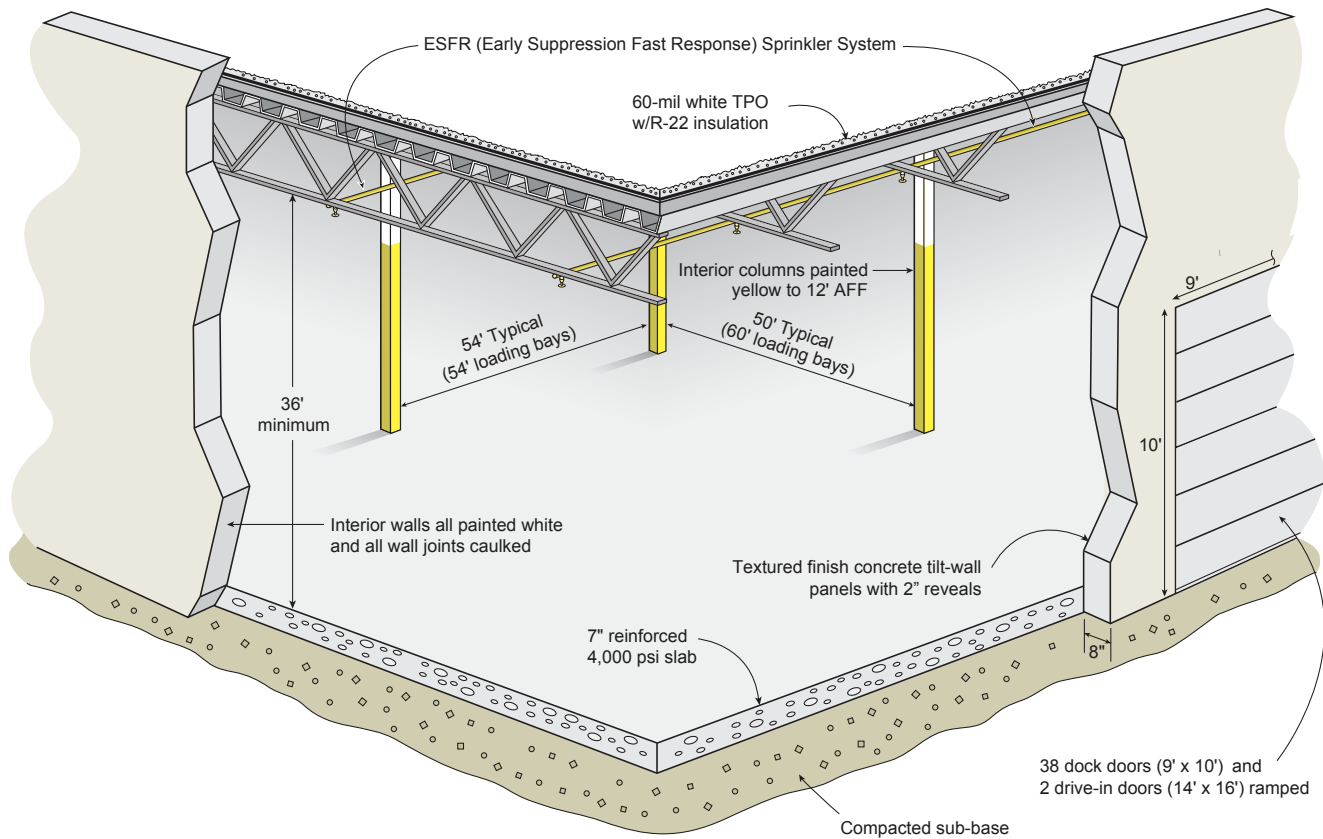
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C5IP at Ley Road is located in Houston, Texas approximately two miles from U.S. 90 and two miles from the 610 Loop with access along Ley Road. Close proximity to I-10 and Loop 610, the property represents Class A construction in the northeast Houston submarket. The property is ideally suited for both domestic and international business trades that require local, regional, and/or national distribution. C5IP at Ley Road offers a strong workforce infrastructure, as well as, access points to all areas of Houston including the Port of Houston.





BUILDING SPECIFICATIONS

Total Building Size	408,240 SF (420' x 972')
Available Space	203,935 SF
Site Area	34.66 +/- acres
Spec Office	2,980 SF
Configuration	Cross dock
Column Spacing	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)
Clear Height	36' clear measured inside the first column line
Dock High Doors	38 – 9' x 10', four (4) dock doors are outfitted with dock leveler and seal
Drive-In Doors	2 – 14' x 16' ramped
Truck Court Depth	170'/185' South and 115'/170' North
Auto Parking	134
Trailer Storage	49
Electrical	Two (2) 1,500 KVA pad-mounted transformers (one per side) each transformer with switchgear providing up to 4,000 amp 480V/3 phase power
Sprinkler	ESFR sprinkler system
Roof	60-mil white TPO with R-22 insulation
Lighting	Warehouse LED fixtures with motion sensors to provide an average of approximately 30 FC measured at 30" AFF in an un-racked warehouse



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