

PINTO BUSINESS PARK

10484 Greens Crossing Blvd.
Houston, TX 77038

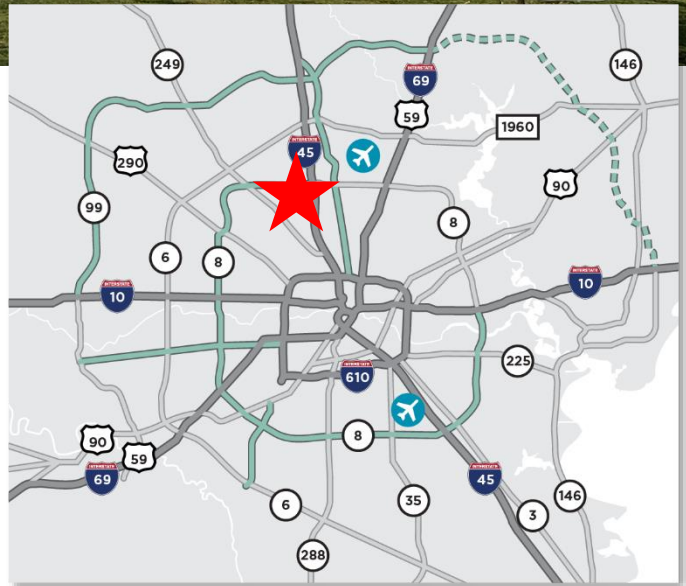
114,690 SF Available For Lease in New 238,020 SF Distribution Center



Property Highlights

- 114,690 SF available in 238,020 SF “Class-A” distribution center
- 54’ x 45’ column spacing
- 60’ speed bays
- 32’ clear height
- TPO membrane roof
- ESFR fire protection
- 130’ - 185’ truck courts
- Abundant auto parking
- 18 existing off-dock trailer parks with ability to add 17 additional off-dock trailer parks
- 25 (9’ x 10’) OH doors
- One (14’ x 16’) drive-in door
- Class A corporate environment

A Property of:



**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**
Part of TheJohnsonGroup

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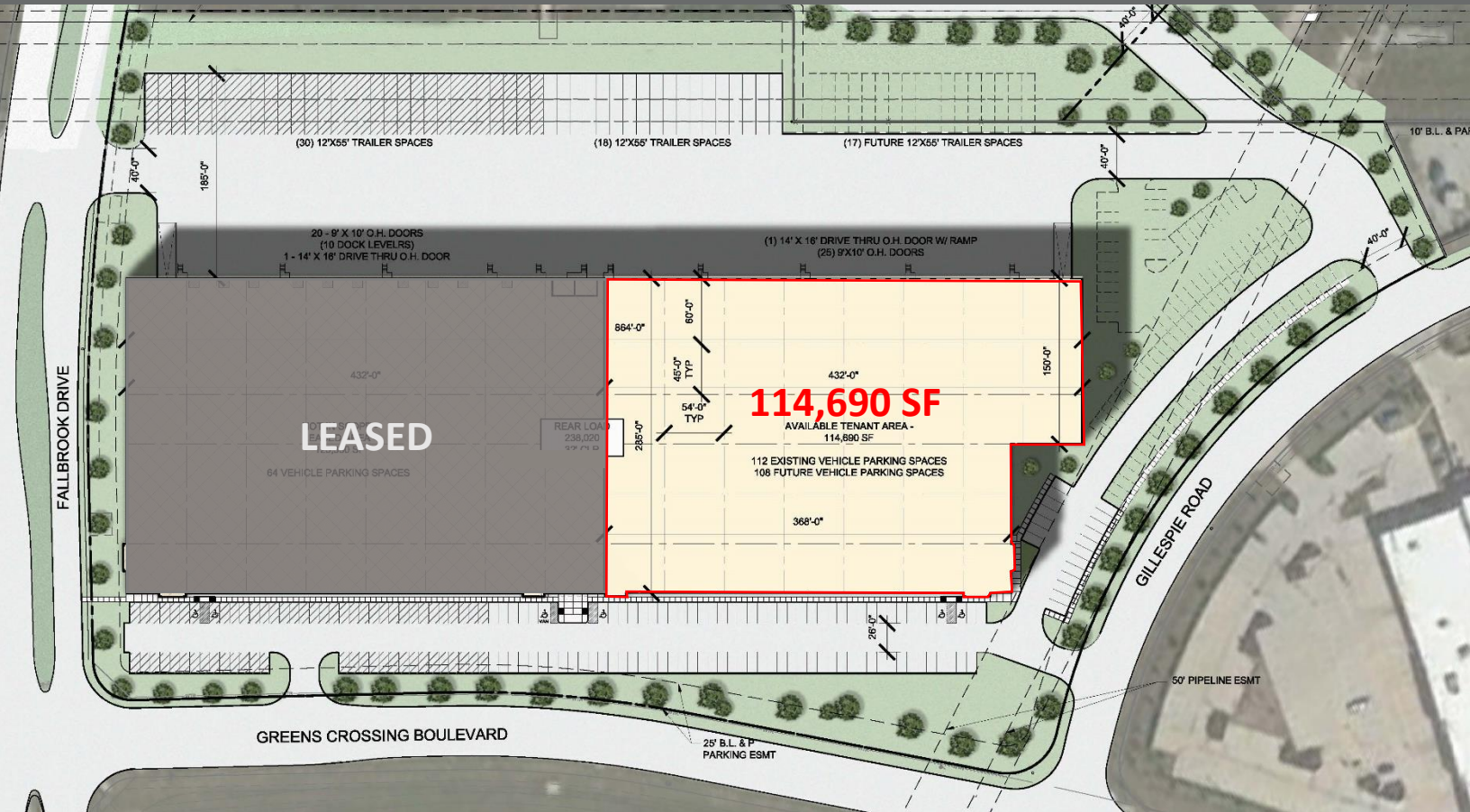


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New 238,020 SF Distribution Center – 114,690 SF Available For Lease



AVAILABLE SPACE

- Up to 114,690 SF Available (Divisible)
- Rear Load
- 32' Clear Height
- 130' - 185' Truck Court
- 18 Off-Dock Trailer Parks
- Ability to Accommodate up to 17 Additional Off-Dock Trailer Parks
- 54' X 45' Column Spacing
- 60' Speed Bays
- TPO Membrane Roof
- ESFR Fire Protection
- 25 (9' X 10') OH Doors
- One (14' X 16') Drive-in Door with Ramp
- 112 Existing Auto Parks
- Ability to Accommodate up to 108 Additional Auto Parks

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Pinto Business Park is a dynamic community 13 miles north of downtown Houston and minutes from Bush Intercontinental Airport. This prime location makes it ideal for companies conducting business locally and around the globe.

Drive Distances From Building

USPS	2.4 miles
FedEx Ground	2.5 miles
I-69/US 59	7 miles
UPS	8 miles
IAH Airport	9 miles
I-45	0.6 miles
Downtown	13 miles
Ship Channel	22 miles
Hobby Airport	24 miles
Barbours Cut Terminal	40 miles
Bayport Terminal	43 miles

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PARK FEATURES

- Deed restricted, master planned business park
- 971 total acres / 665 net acres
- Off-site master- planned detention is in place
- Outside 500-year flood plain
- On site compressed natural gas fueling station within the park
- 11 park ingress/egress points
- Excellent visibility and access from Beltway 8 and I-45
- Exceptional, secure class A corporate park location

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