

81,060 - 194,780 SF AVAILABLE FOR LEASE



FNDC | FAIRBANKS
NORTHWEST
DISTRIBUTION
CENTER

7810 FAIRBANKS NORTH HOUSTON RD



Property Overview



Up to 194,780 SF cross dock space available

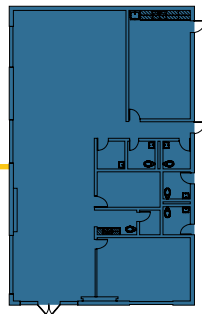
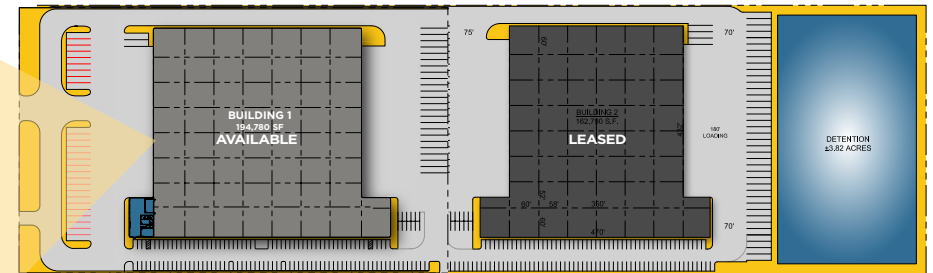
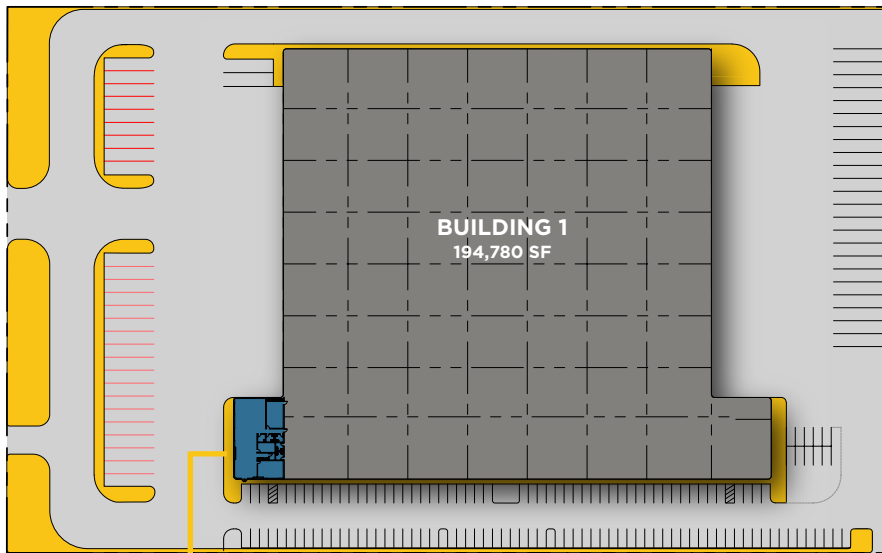


New construction, Class A industrial located in Northwest Houston off of Fairbanks North Houston Rd.



Easy access to Beltway 8 and Hwy 290

Ability to divide



SPEC OFFICE AREA

3,925 SF

Building 1

- 194,780 SF (divisible)
- Spec office: 3,625 Sf
- 32' clear
- Trailer parking (up to 49 available)
- 126 auto parks
- 4 ramps
- 180' truck court and 300' shared truck court
- ESFR sprinklers
- Dock Doors: 36
- 52' x 60' column spacing w/65' bays
- Pit levelers in place
- Lighting in place

Construction completed 3Q 2023



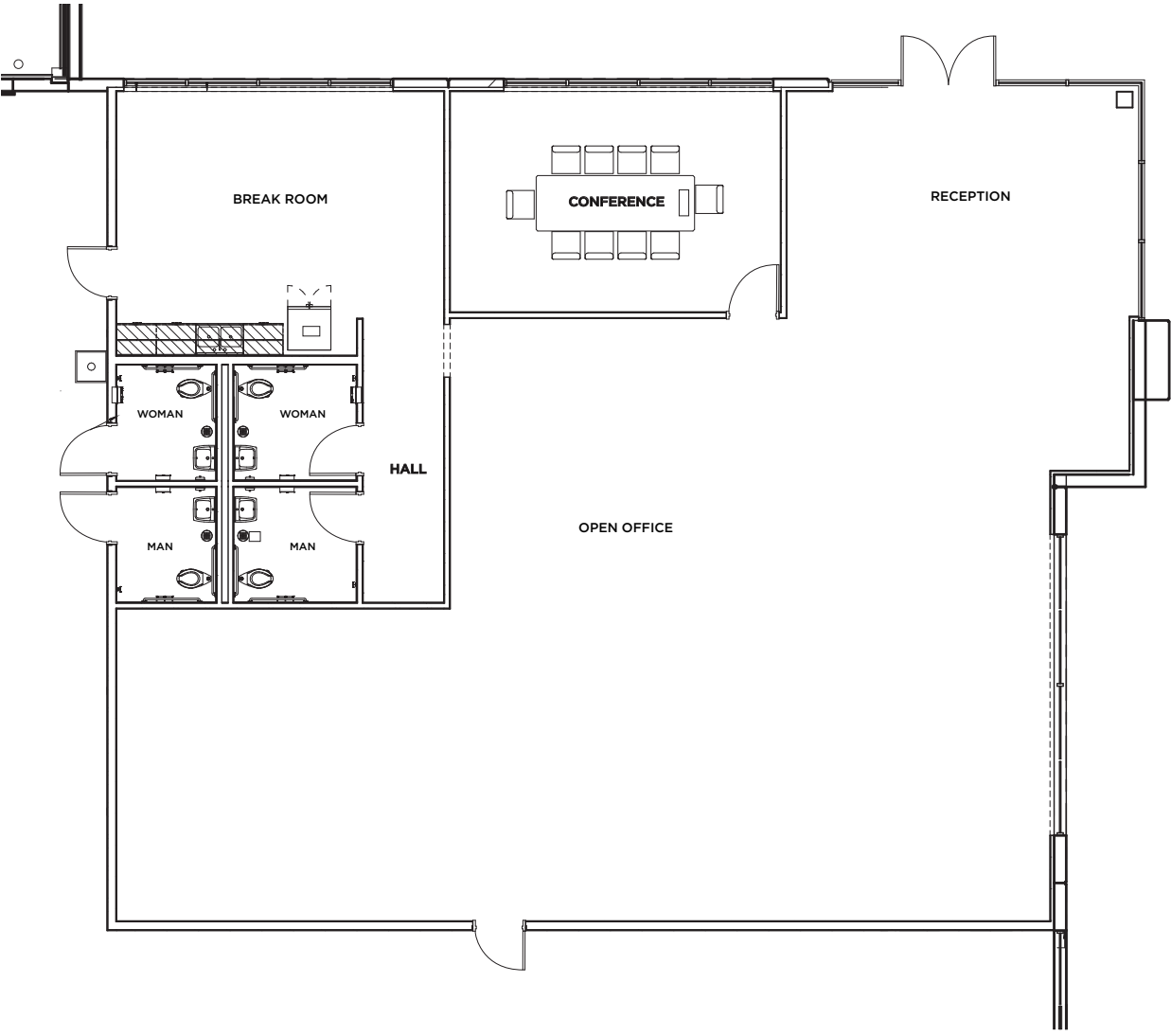
Construction completed 3Q 2023



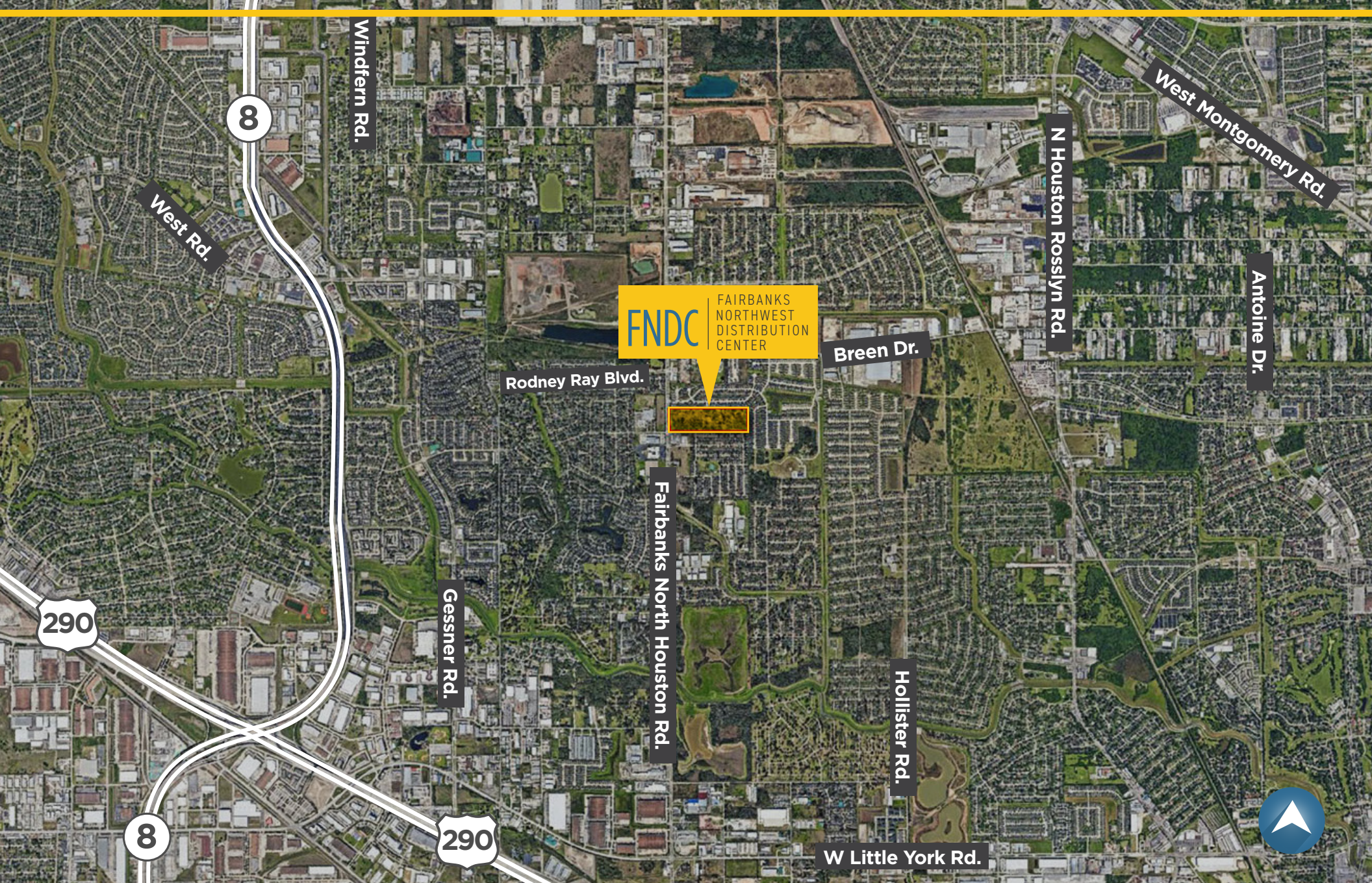
Site Plan



Office Plan



Prime Location





FNDC

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For More Information, Please Contact:

Allison Bergmann

Managing Director

+1 713 963 2865

allison.bergmann@cushwake.com

Jim Foreman

Executive Managing Director

+1 713 963 2824

jim.foreman@cushwake.com

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