

BTS Opportunities on 26.6 Acres  
with Interstate Frontage



Conceptual Building Rendering

Prologis Airtex 45

WEST AIRTEX BLVD. AND INTERSTATE 45

**CBRE**

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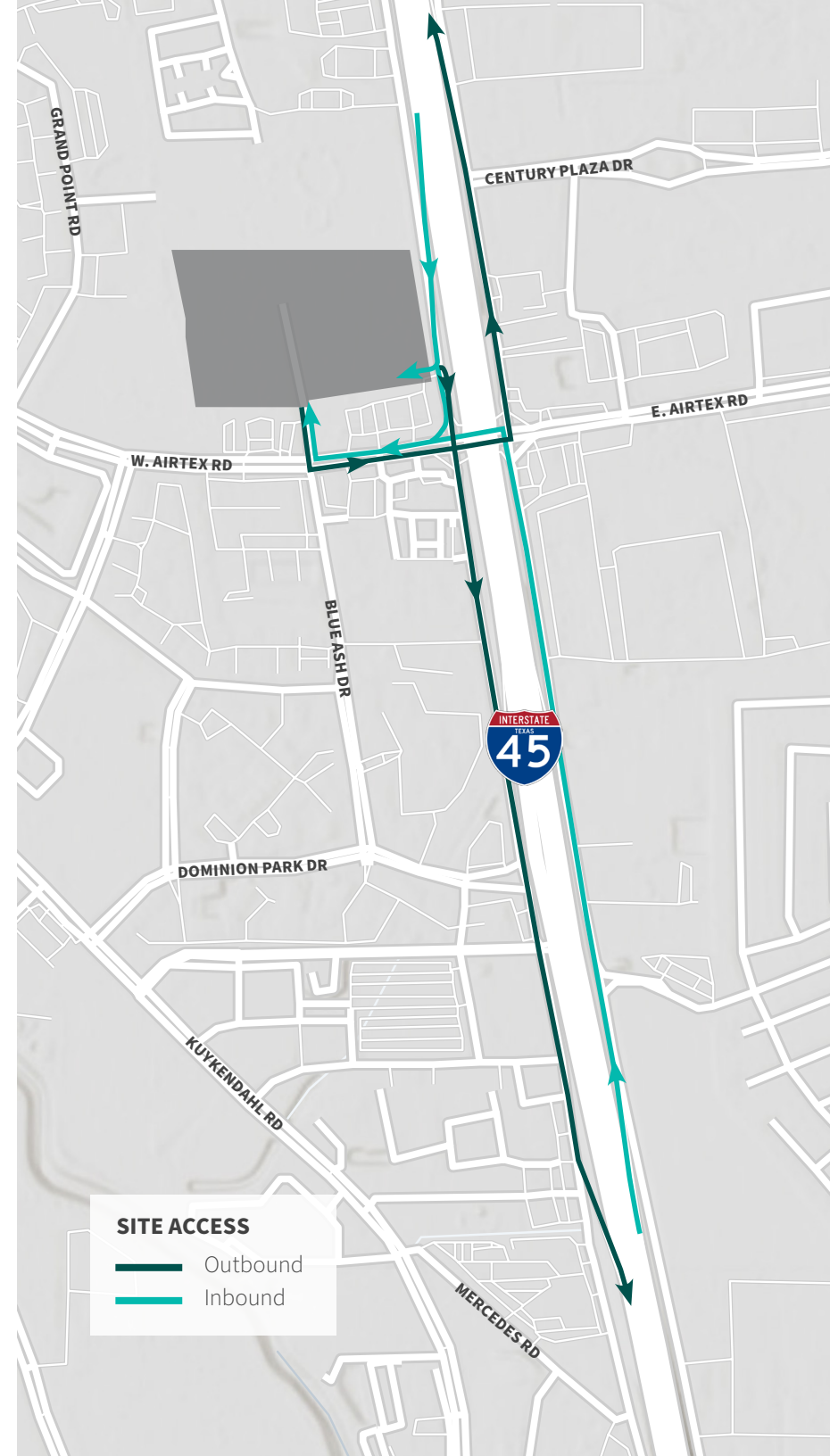
# Site Overview

## LOCATION ADVANTAGES

- Prime highway visibility with ±780' of frontage on I-45
- Immediate access to I-45 and within minutes to Beltway 8 and Hardy Toll Rd.
- Located in Unincorporated Harris County

## DEVELOPMENT HIGHLIGHTS

- ±26.60 acres available for build-to-suit opportunities
- Can accommodate up to 465,000 SF of building improvements
- Utilities available through HC MUD 189/205
- Outside 500-Year Flood Plain
- Outside storage opportunities available



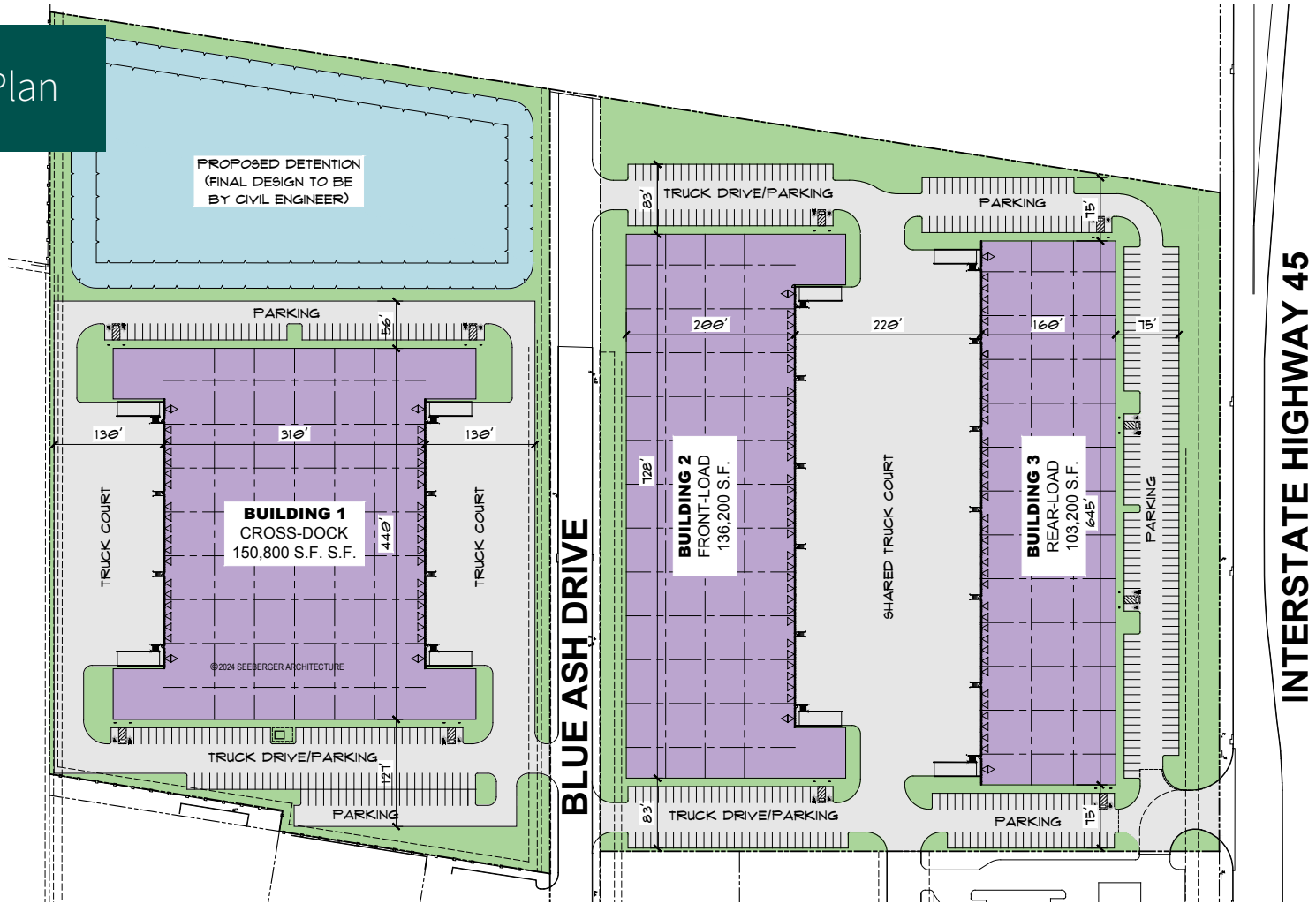
### SITE ACCESS

- Outbound
- Inbound

# Conceptual Site Plan



Proposed



## SITE CAPABILITIES

- BTS options from 100,000 SF to 465,000 SF
- Numerous building configurations including cross dock, front load and rear load.

### Building 1

- ±150,800 SF available
- Cross-dock configuration
- 32' minimum clear height
- 36 dock-high doors
- 4 drive-in ramps
- 130' truck court depth
- 148 parking spaces

### Building 2

- ±136,200 SF available
- Front-load configuration
- 32' minimum clear height
- 32 dock-high doors
- 2 drive-in ramps
- 220' shared truck court
- 109 parking spaces

### Building 3

- ±103,200 SF available
- Rear-load configuration
- 32' minimum clear height
- 39 dock-high doors
- 2 drive-in ramps
- 220' shared truck court
- 222 parking spaces



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Data as of March 31, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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9 miles to  
George Bush  
Intercontinental Airport



Less than 3 miles to  
I-45, Beltway 8 &  
Hardy Toll Rd



26 miles to  
Downtown Houston