

26,232 SF

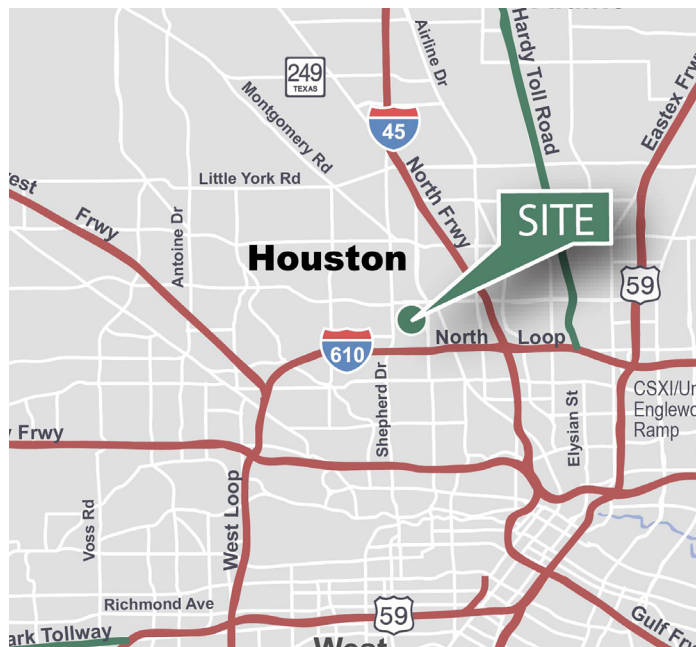
Industrial Space For Lease



Prologis Pine Forest 25



400-415 Garden Oaks Blvd.
Houston, TX 77018 USA



LOCATION

- Excellent freeway access including 0.5 miles to Loop 610 and 1.7 miles to I-45
- Master planned industrial park
- Located in the heart of Garden Oaks just outside the inner loop

FACILITY

- 26,232 SF available
- Divisible to 11,723 SF and 14,509 SF
- 12,154 SF of office (Can demo to 7,789 SF)
- 16' clear height
- 5 dock high doors / 3 drive-in ramps
- 30' x 32' column spacing
- 400 amps of power

ADVANTAGES AND AMENITIES

- Rear-load building
- Fully sprinklered
- LED warehouse lighting
- 130' shared truck court

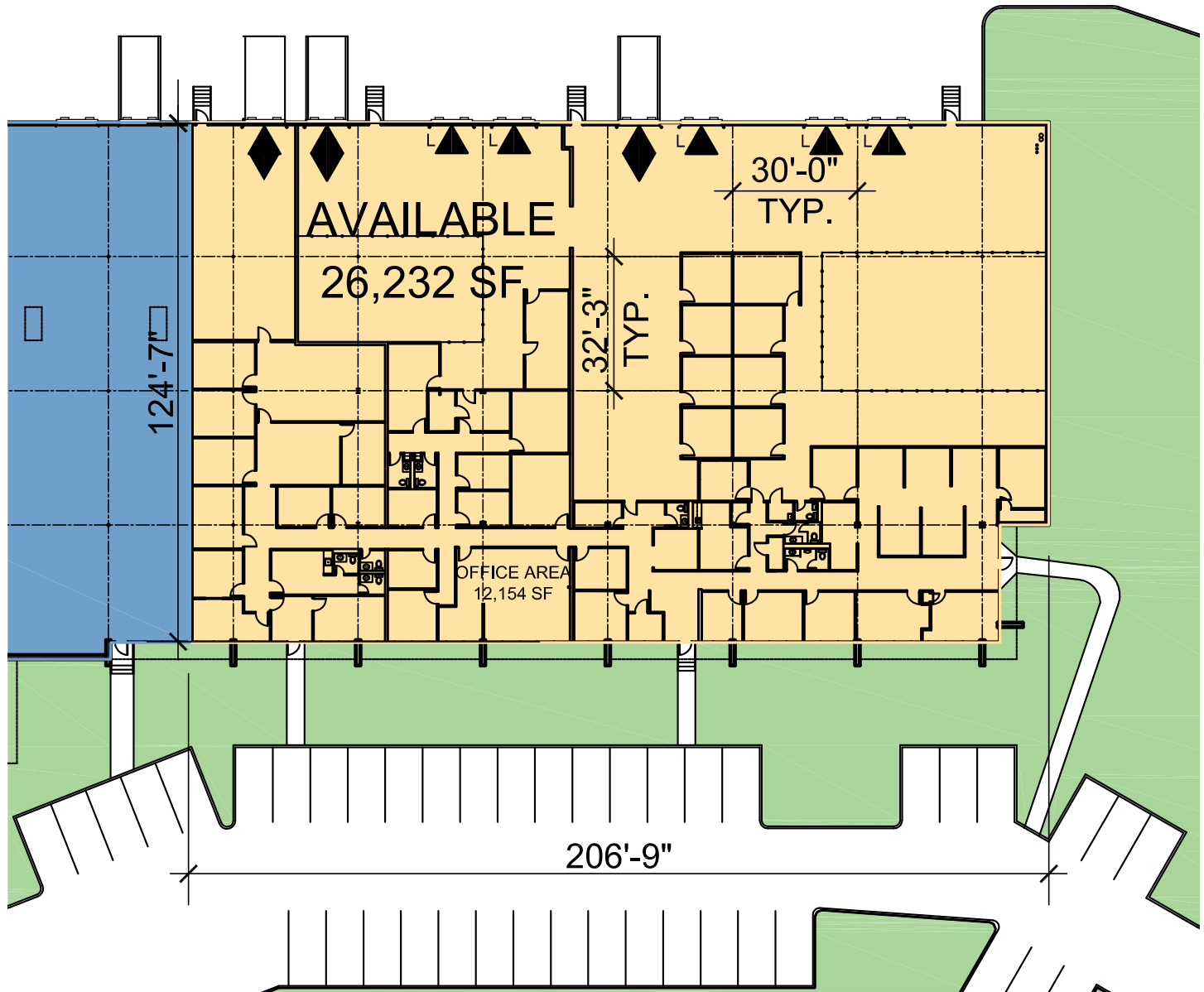
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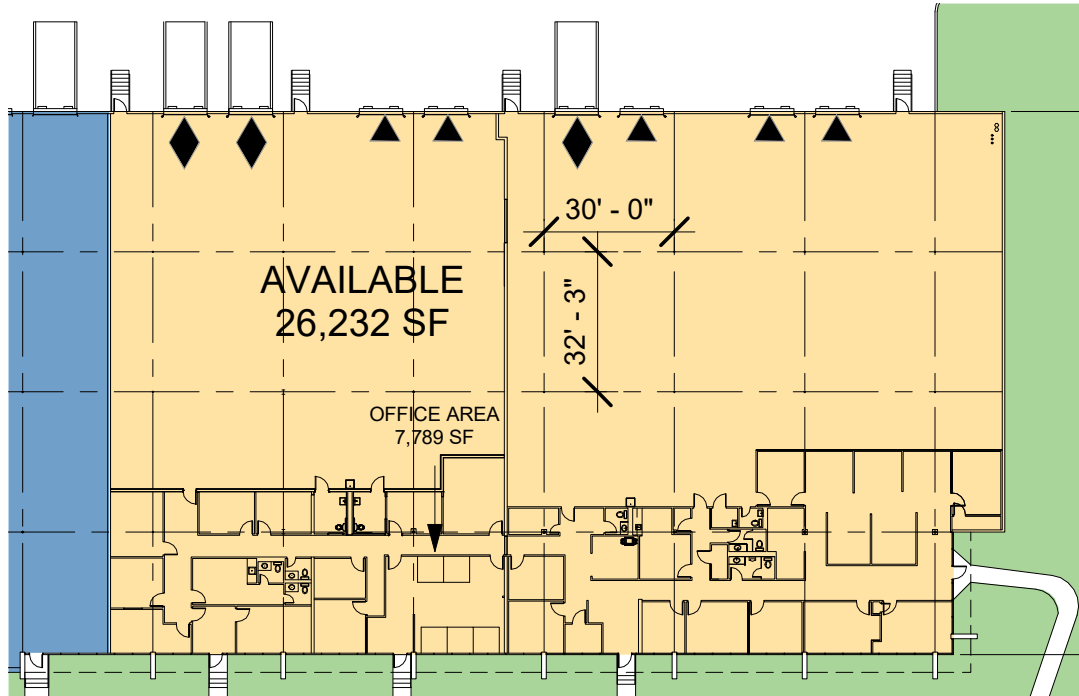
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ALTERNATIVE OFFICE DEMO OPTION

- 26,232 SF available with 7,789 SF of office



ALTERNATIVE DEMISABLE OPTION WITH DEMO OFFICE

- SUITE 400: 14,509 SF available with 4,275 SF of office
- SUITE 410: 11,723 SF available with 3,514 SF of office

