



## BUILDING 1 | 1,002,406 SF

<b>Address</b>	18502 Mound Road, Cypress, Texas 77433
<b>Delivery Date</b>	Q1 2027
<b>Site Acreage</b>	±49.1 Acres
<b>Total Building SF</b>	1,002,406 SF
<b>Office SF</b>	3,584 SF (Pre-finished)
<b>Clear Height:</b>	40'
<b>Slab on Grade:</b>	8" thick, 4,000 psi
<b>Overhead Doors:</b>	One Hundred Eighty-Eight (188) 9' x 10' Dock high doors Four (4) 12' x 14' Drive-in doors
<b>Roof:</b>	80 Mil TPO
<b>Fire Protection:</b>	ESFR
<b>Electrical Services:</b>	Two (2) 3,000 kva services, 480 Volt, 3 Phase
<b>Interior Lighting:</b>	LED warehouse fixtures - 30 foot-candles at 36" AFF
<b>LEED:</b>	LEED Silver Certification
<b>Parking:</b>	(227) Trailer parking spaces (499) Car parking spaces (8) EV chargers

### OFFICE FLOOR PLAN

