

225 LOGISTICS CENTER

±403,066 SF AVAILABLE - CROSS DOCK

2818 PASADENA FWY, PASADENA, TX 77506

DELIVERS Q1 2022



A DEVELOPMENT BY:



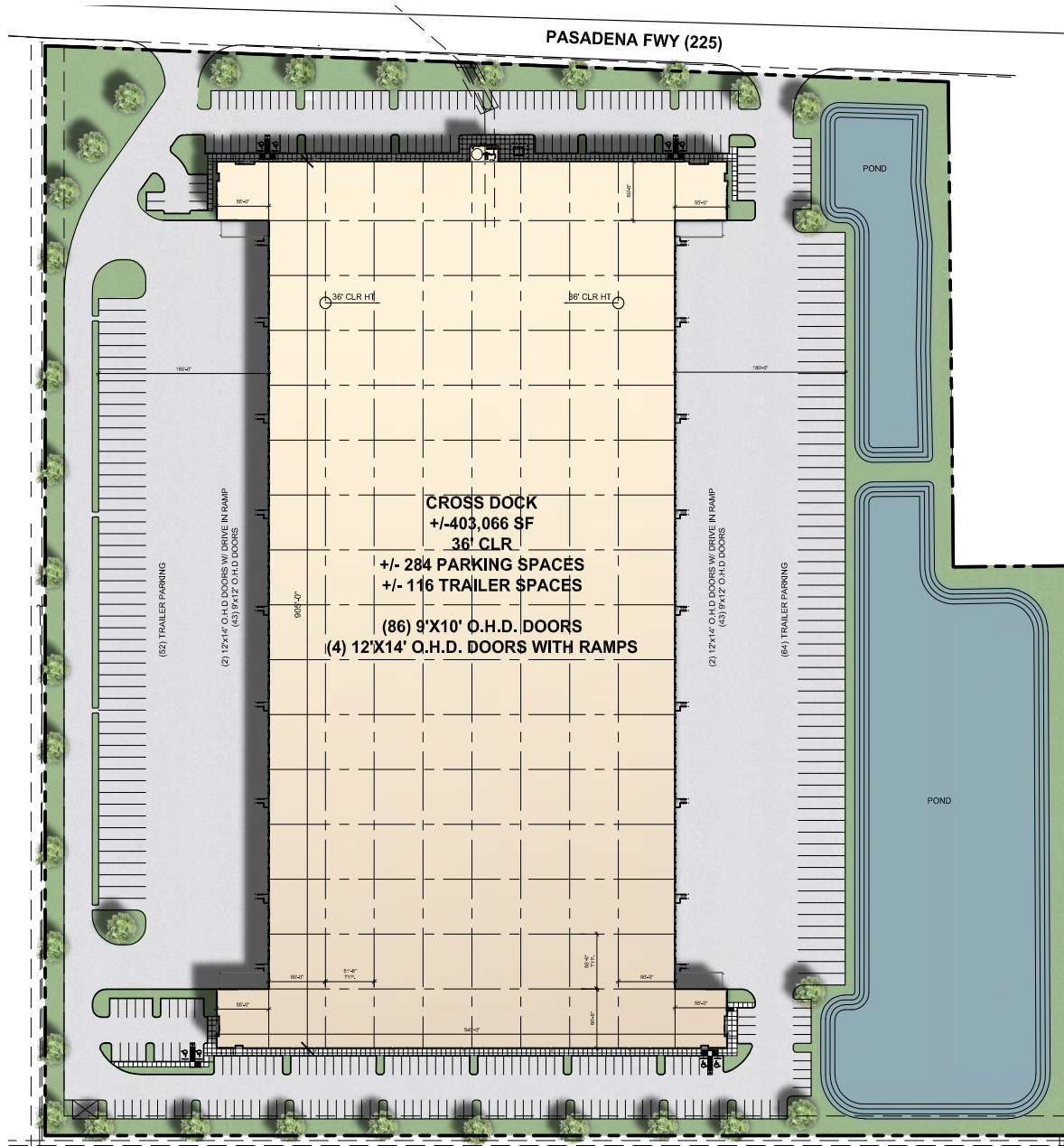
CLARION PARTNERS

LEASING BY:



Jones Lang LaSalle Brokerage, Inc.

±403,066 SF AVAILABLE - CROSS DOCK



- **Building Size:** ±403,066 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 36'
- **Column Spacing:** 56' X 56.7'
- **Speed Bay Depth:** 60'
- **Sprinkler System:** ESFR
- **Dock Doors:** 86
- **Drive-In Doors with Ramp Access:** (4) at 12' X 14'
- **Truck Court Depth:** 180'
- **Trailer Storage / Parking:** up to 116 stalls
- **Vehicle Parking:** 284

- Highway 225 Frontage at Beltway 8 (~1.25 miles)
- High Pile Ready Design
- Dock High Loading
- Foreign Trade Zone Capable

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

PROXIMITY TO CONTAINER PORTS

VIGAVI 

 CLARION PARTNERS

 JLL



LOCATION FAST FACTS

The Property is strategically located within Houston's port market only 3 miles from Bayport Terminal and 8 miles from Barbours Cut.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
Beltway 8	±1.25 miles
Highway 146	±8.5 miles
Barbours Cut	±9.5 miles
Bayport Terminal	±15 miles
Baytown	±13 miles
Hobby Airport	±11 miles
Downtown Houston	±14 miles
IAH Airport	±30 miles
Austin	±180 miles
San Antonio	±215 miles
Dallas	±250 miles

PORT HOUSTON DATA POINTS

- Port Houston receives 68% of all container loads that enter the gulf
- Refineries in Houston produce approximately 74% of all plastics resins in the US.
- Collectively the Refineries have been going through a \$60 billion expansion since 2015.
- Liners arrive with full containers and depart with plastic resins.

