

225
LOGISTICS
CENTER

±153,604 SF AVAILABLE - CROSS DOCK

2818 PASADENA FWY, PASADENA, TX 77506

READY FOR OCCUPANCY



A DEVELOPMENT BY:

VIGAVI 

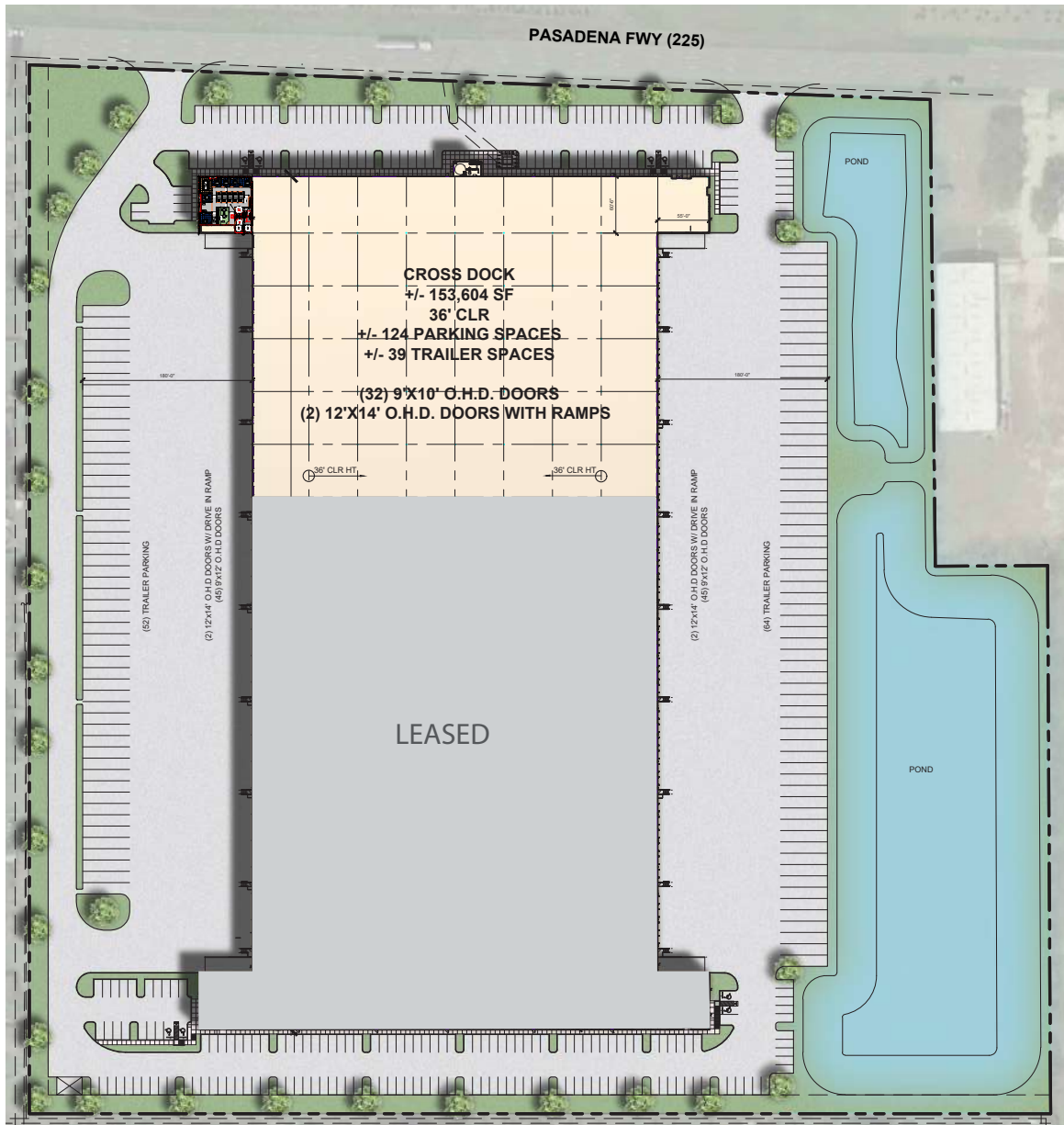
 CLARION PARTNERS

LEASING BY:

 **JLL**
Jones Lang LaSalle Brokerage, Inc.

SITE PLAN

±153,604 SF AVAILABLE - CROSS DOCK



Specifications:

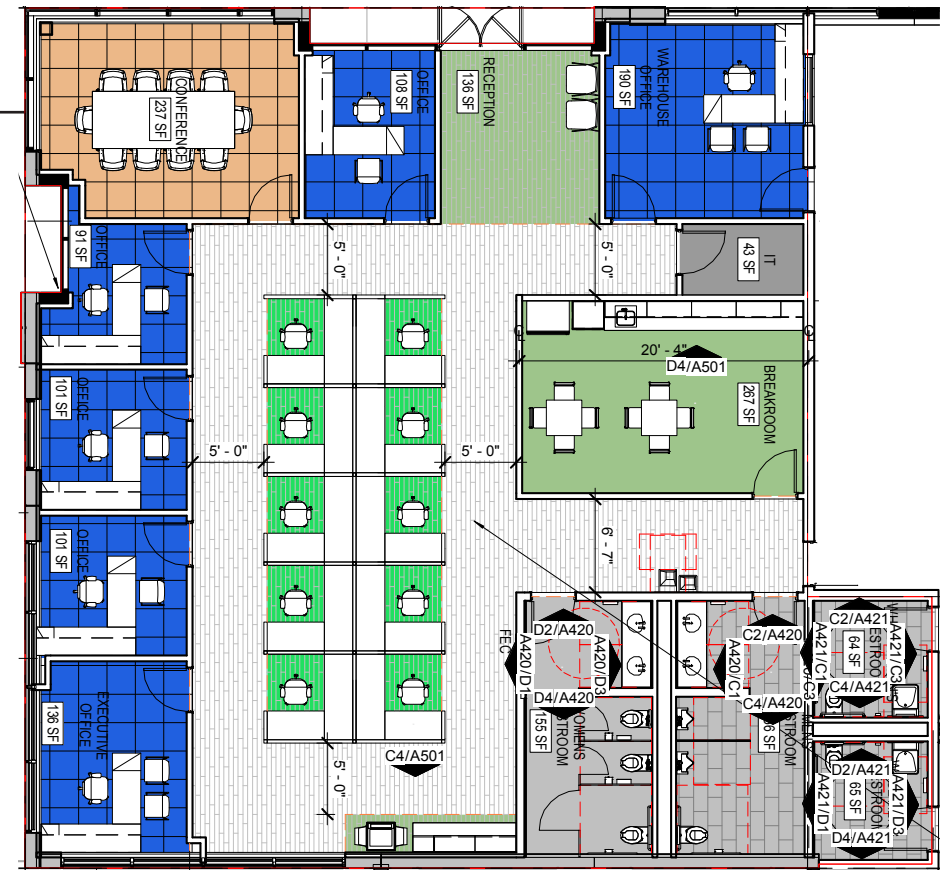
- Building Size: ±403,066 SF
- Availability: ±153,604 SF
- Office Size: ±3,498 SF
- Building Configuration: Cross Dock
- Clear Height: 36'
- Column Spacing: 56' X 51'8"
- Speed Bay Depth: 60'
- Sprinkler System: ESFR
- LED Warehouse Lights
- Dock Doors: 32
- Drive-In Doors with Ramp Access: (2) at 12' X 14'
- Dock Levelers: (6) 40K lb. Mechanical Levelers
- Truck Court Depth: 180'
- Trailer Storage / Parking: up to 39 stalls
- Vehicle Parking: 124

Additional Features:

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

PRE-FINISHED OFFICE

±3,498 SF



EXCELLENT FREEWAY ACCESS IN THE PORT MARKET



BAYTOWN

BELTWAY
8

225
LOGISTICS
CENTER

225
TEXAS

LEASED



INTERIOR



CLARION PARTNERS



±153,604 SF CROSS DOCK

PRE-FINISHED OFFICE - ±3,498 SF

LEASING:



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CLARION PARTNERS

LOCATION FAST FACTS

The Property is strategically located within Houston's port market with excellent access to Port Houston's Barbours Cut Terminal and Bayport Terminal.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
Beltway 8	±1.25 miles
Barbours Cut	±9.5 miles
Bayport Terminal	±15 miles
Highway 146	±8.5 miles
Hobby Airport	±11 miles
Baytown	±13 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.

