

HARDY **INDUSTRIAL CENTER**

FM 1960 @ HARDY TOLL ROAD, HOUSTON, TX 77073
BETWEEN I-45 & HARDY TOLL ROAD

206,333 SF
FOR LEASE



**±206,333 SF “CLASS A”
OFFICE / WAREHOUSE / SHOWROOM**



- » Tiltwall Construction
- » 32' Clear Height
- » ±13.4 Acres
- » Cross Dock Configuration
- » ESFR Sprinkler
- » Office to Suit
- » High Visibility Location
- » Ideal Distribution or Showroom Location
- » Near Bush Intercontinental Airport

DEVELOPED BY
VIGAVI 

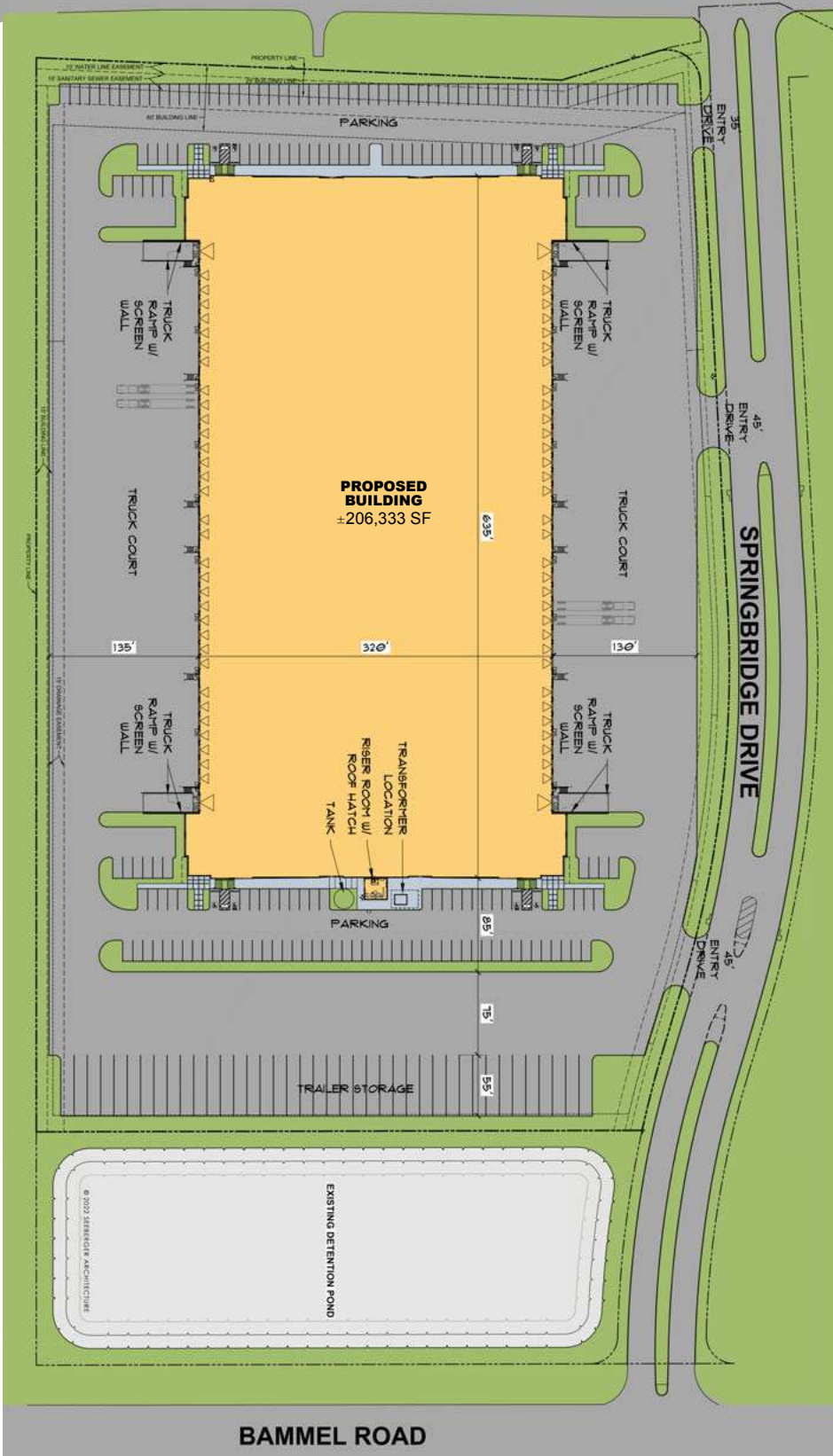
Dalfen
INDUSTRIAL

CBRE

SITE PLAN



F.M. 1960



BUILDING HIGHLIGHTS

- » ±206,333 SF Building
- » Tiltwall Construction
- » ±13.4 Acres
- » Office: Build to Suit
- » Cross Dock Configuration
- » 32' Clear Height
- » 52' x 50' Column Spacing
- » 60' X 50' Speed Bay
- » 60 Dock High Doors
- » 4 Ramps
- » 130' Truck Court Depths
- » Building Depth: 320'
- » 40 Trailer Parking Spaces
- » 187 Car Parking Spaces
- » 6" Concrete Slab
- » 3 Phase, 480 V, 2,500 Amps
- » LED Lighting
- » ESFR Sprinkler

SITE PLAN



HARDY INDUSTRIAL CENTER

FM 1960 @ HARDY TOLL ROAD, HOUSTON, TX 77073



Access to Major Roads:

- › Hardy Toll Road (0.36 miles)
- › I-45 (1.16 miles)
- › Grand Parkway (6.25 miles via I-45 N)
- › Beltway 8 (6.8 miles via I-45 S)

BILL RUDOLF

SENIOR VICE PRESIDENT

+1 713 577 1727

WILLIAM.RUDOLF@CBRE.COM

KYLE GOLDING

VICE PRESIDENT

+1 713 577 626

KYLE.GOLDING@CBRE.COM

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.