



Building Type:	Industrial
Available SF:	656,658
Total SF:	656,658
Last Updated:	Jun 6, 2025

Realtor/Owner Contact  
Ryan Patronella

Property and Area Description

A premier distribution facility in the heart of Houston, this fully-equipped building features modern amenities that are ready for immediate use, streamlining your setup and launch. Located with immediate access to Hardy Toll Road and with quick connections to I-45 and Beltway 8, the property enjoys seamless access to the entire Houston metro area. Plus, George Bush Intercontinental Airport (IAH) is just around the corner for added convenience. Perfectly positioned for businesses that value connectivity and speed, this property is great for a corporate headquarters or a regional distribution center seeking swift access to Houstons major transport routes and beyond.

Population

	952,941 10 Mile Radius	3,489,883 20 Mile Radius	6,015,569 30 Mile Radius
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Source: ESRI®, 2024

Households

	322,046 10 Mile Radius	1,311,867 20 Mile Radius	2,183,087 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: John Owens  
Rail Contact Phone: 281-350-7302  
Rail Contact Email: jbowens@up.com