



# NORTHWEST HOUSTON DISTRIBUTION CENTER

Building 2 | 180,925 SF Available

5728 N. Eldridge Parkway, B-2, Houston, TX 77041

**CBRE**

 **IDI Logistics**

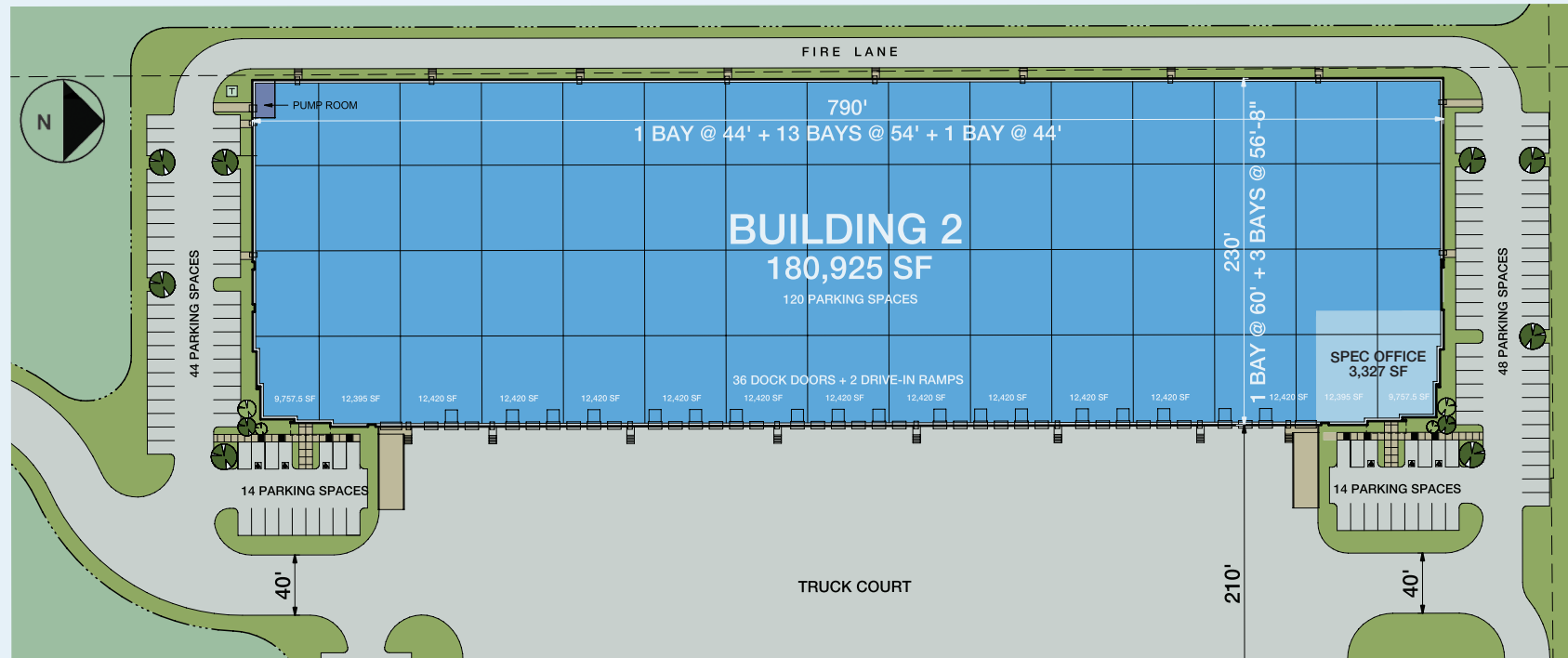
[www.idilogistics.com](http://www.idilogistics.com)

# BUILDING 2 SPECIFICATIONS

up to  
**180,925** available  
square  
feet

**Northwest Houston Distribution Center**, located in the Northwest Houston submarket near US 290 and the Sam Houston Tollway, is an ideal location for both local and regional distribution.

CLEAR HEIGHT:	36'
OFFICE AREA:	3,327 SF
DOCK DOORS:	36 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
COLUMN SPACING:	54' x 56'8" with 54' x 60' speed bay
DIMENSIONS:	790' x 230'
TRUCK COURT:	210' (shared)
AUTO PARKING:	120 spaces (including 6 ADA)
LIGHTING:	LED high bay lights with motion sensors
FIRE SPRINKLER:	ESFR





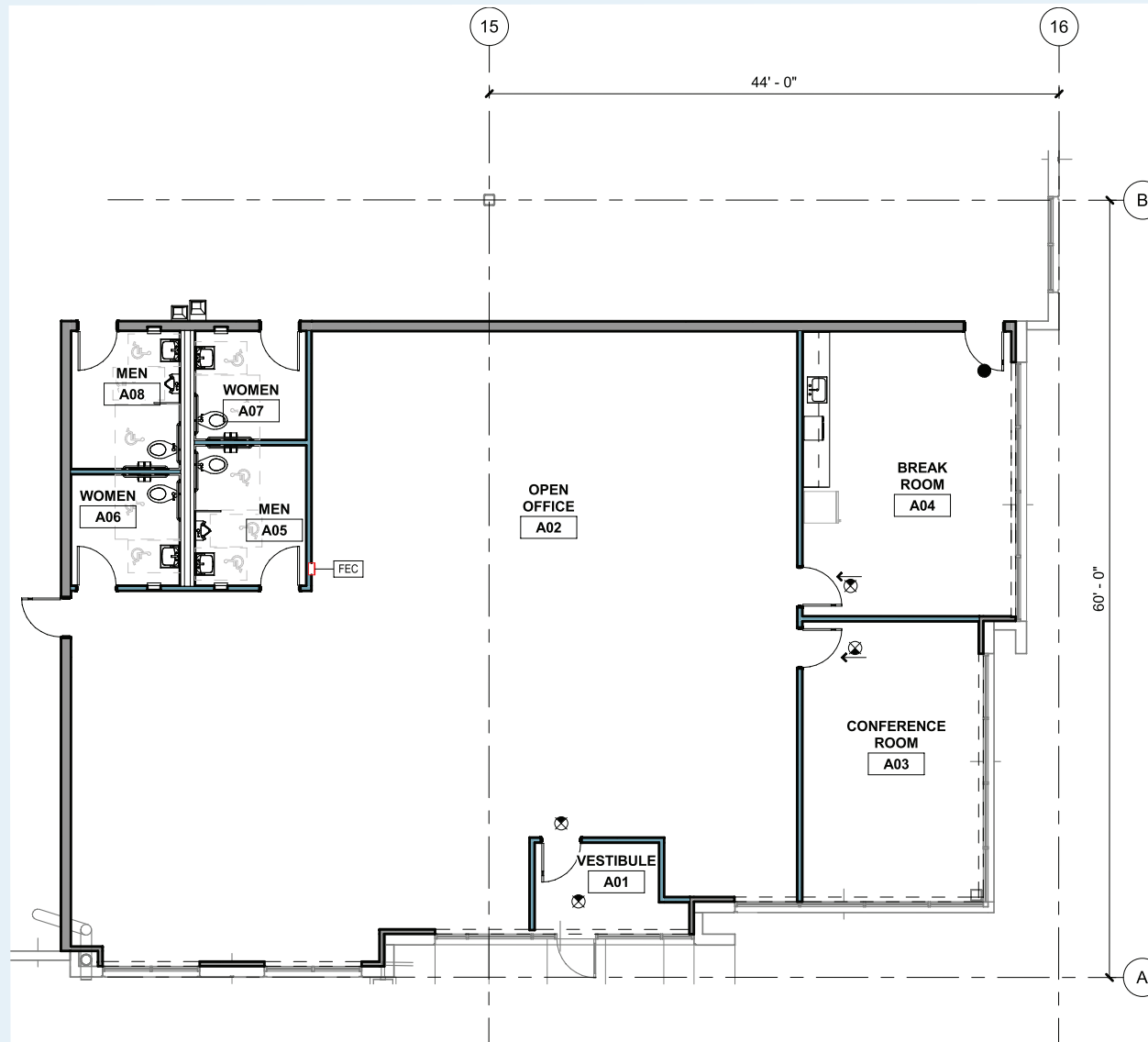
## PARK LOCATION

- Located near US 290 & the Sam Houston Tollway
- Ideal location for both local and regional distribution
- Freeport Tax Exemptions



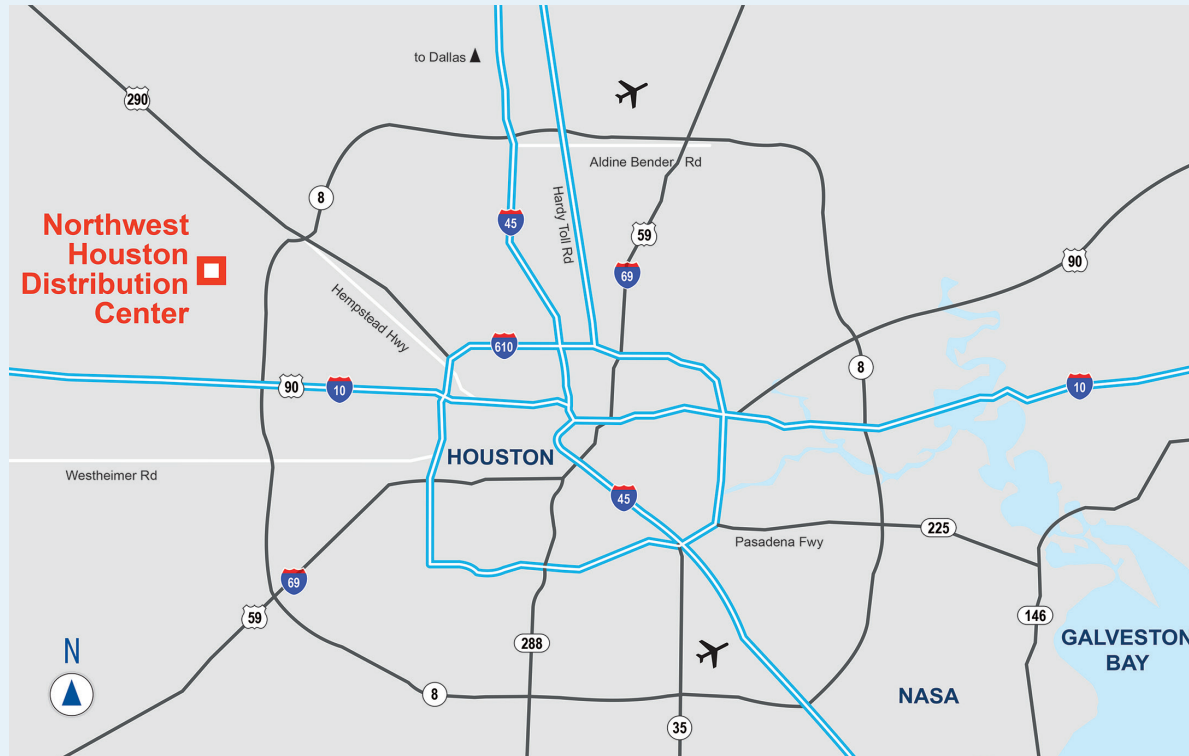


## BUILDING 2 OFFICE SPACE 3,327 SF



# NORTHWEST HOUSTON DISTRIBUTION CENTER

One of Northwest Houston's Most Desirable Distribution Locations



## DRIVING DISTANCES

### METRO AREAS

Houston	20 miles
Beaumont	100 miles
Austin	154 miles
San Antonio	185 miles
Dallas/Ft. Worth	245 miles

### MAJOR ROADS

Beltway 8	2.5 miles
I-10	7 miles
610 Loop	14 miles
I-69	18 miles
I-45	19 miles
Hardy Toll Road	22 miles

### AIR

West Houston Airport	7 miles
George Bush Int'l	27 miles
Hobby Int'l	30 miles
Ellington Airport	42 miles

## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

For more information, or to set up a tour, please contact:



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