



CBRE



For Sublease

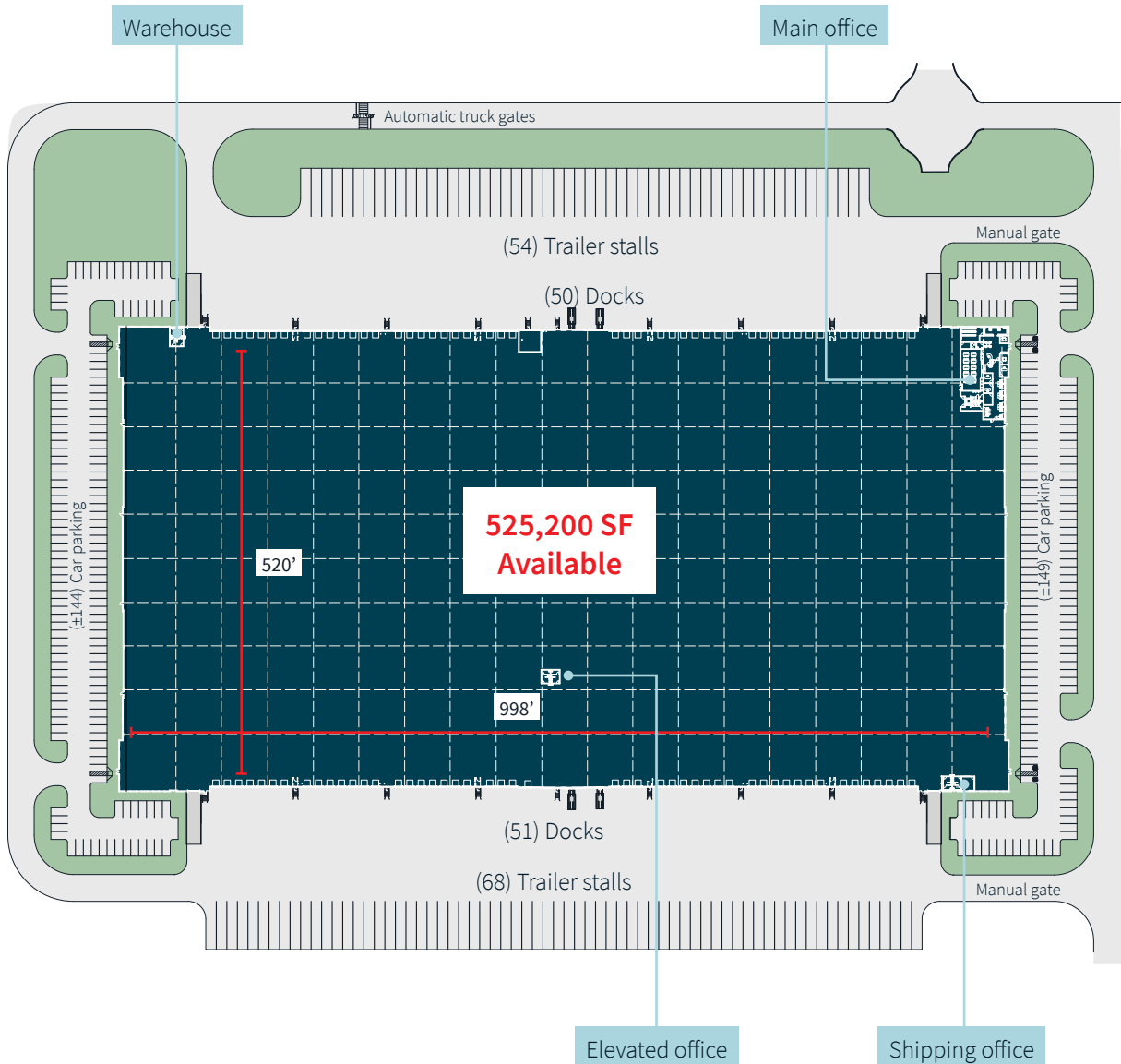
Houston Tradeport - Building 2

8235 Plummer St., Houston, TX 77029

525,200 SF Available - Cross Dock

Manufacturing/Distribution with Heavy Power

Site plan

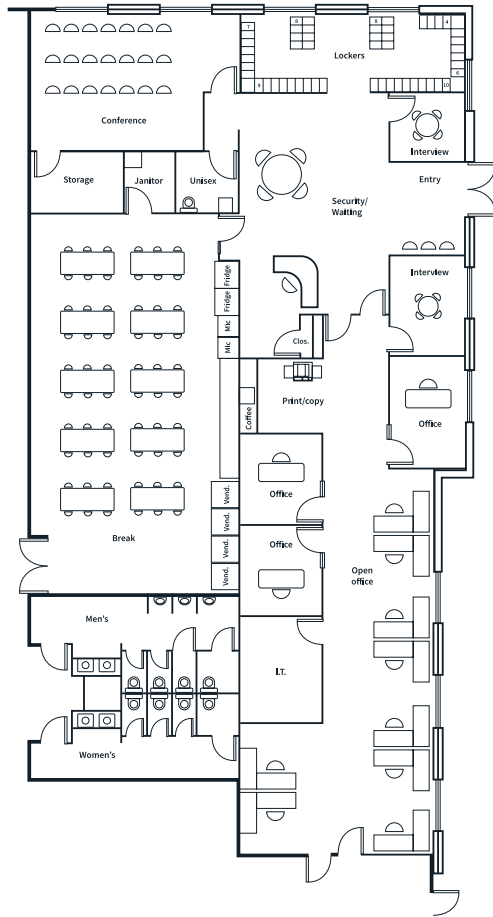


Highlights

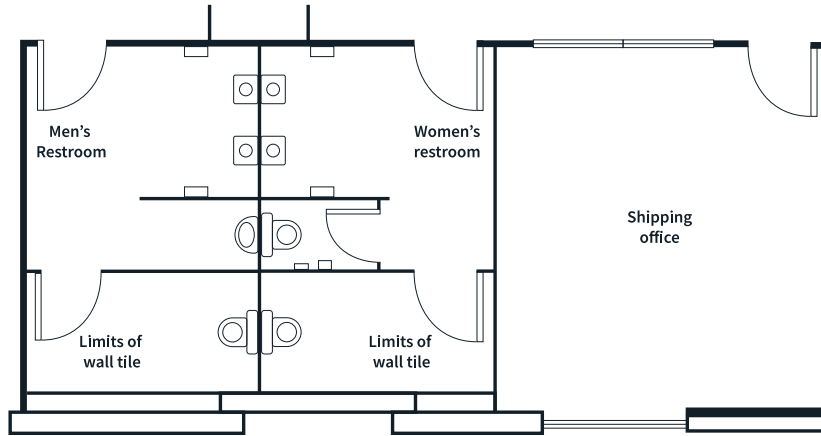
Minimum Available	251,000 sf
Maximum Available	525,200 sf
Office Size	+5,583 sf
Configuration	Cross Dock
Clear Height	36'
Power	15,000 Amps
Heavy Concrete Floor Slab: 7'	Over 50,000/ SF+ of 15"- 22" floor thickness (Plans available)
Truck Court	185' Fully fenced and lit
Trailer Parking	+122
Car Parks	+293
Lighting	8 LED lights per bay with sensors
Dock Doors	97 Full Dock Package with Levelers
Ramps	4
Sprinkler	ESFR
Speed Bays	60'
Column Spacing	50'x52'
Year Built	2022
Available Date	November 1, 2026
Lease Expiration Date	April 1, 2036
Charging station for fork lifts	

Office floor plan

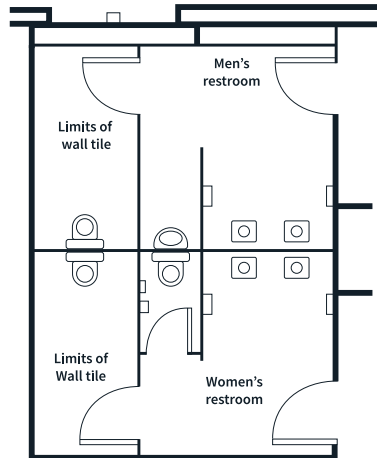
Main Office | 4,283 SF



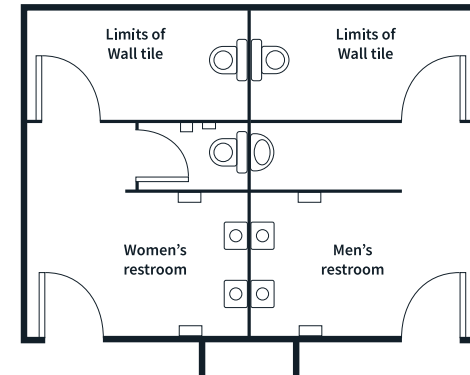
Shipping Office | 600 SF



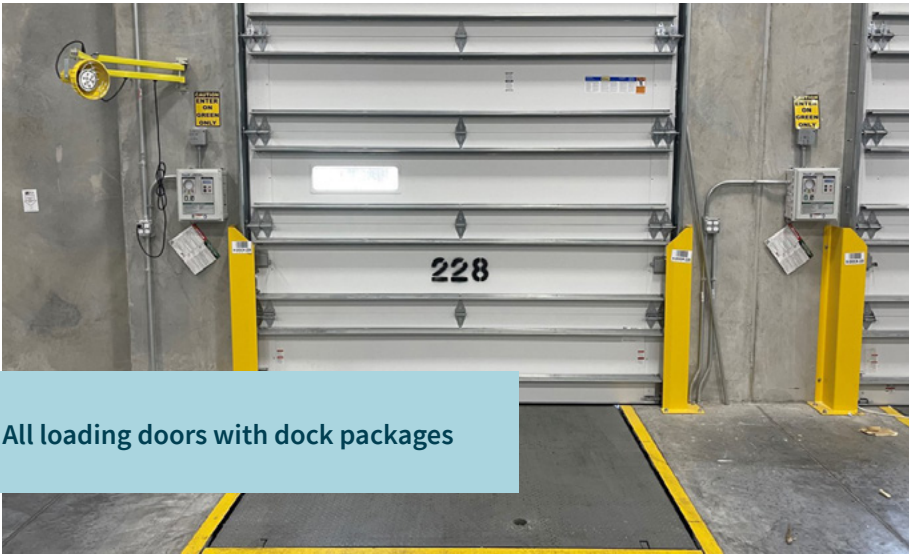
SW Warehouse Restrooms | 350 SF



Elevated Office Warehouse Restrooms | 350 SF



Space photos

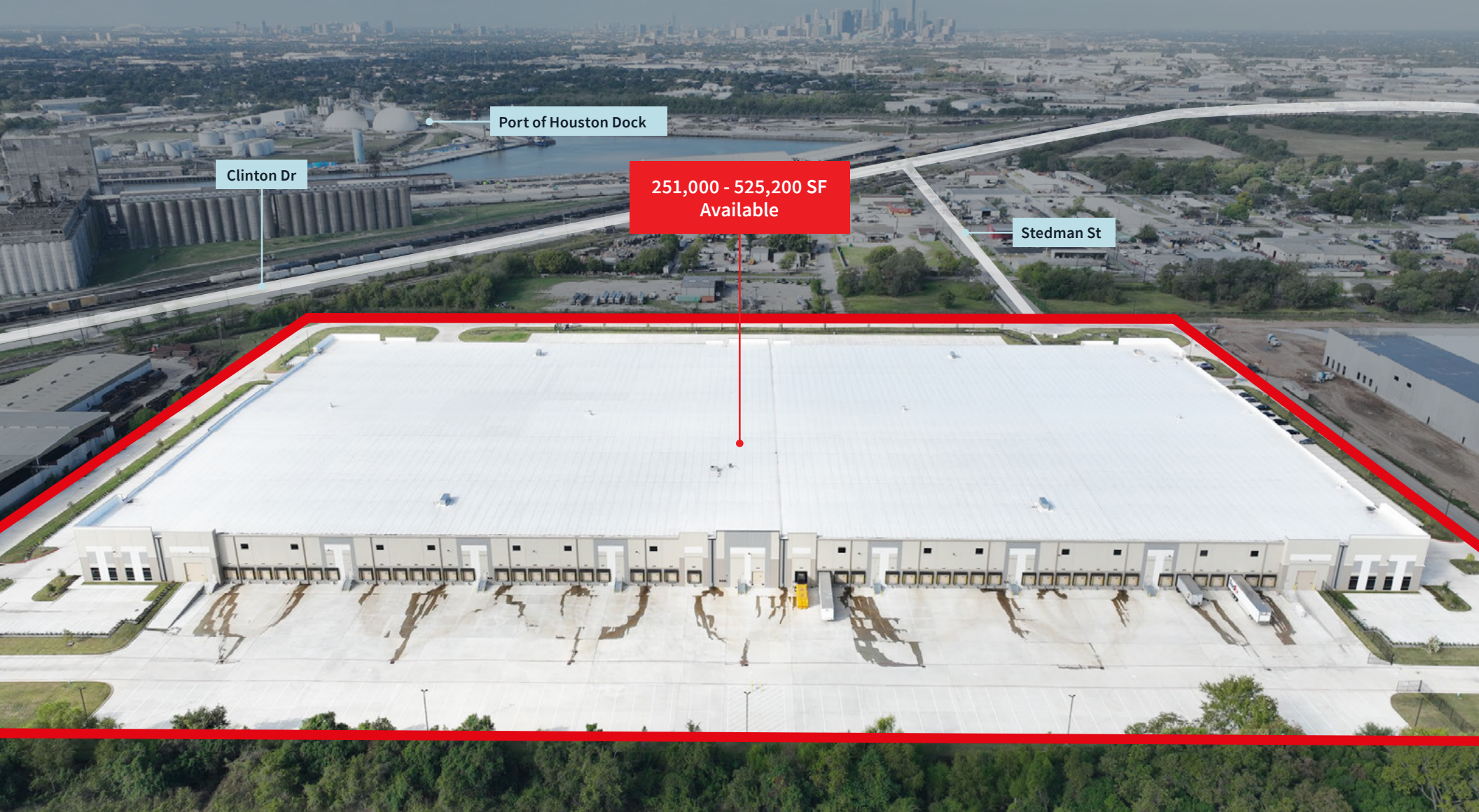


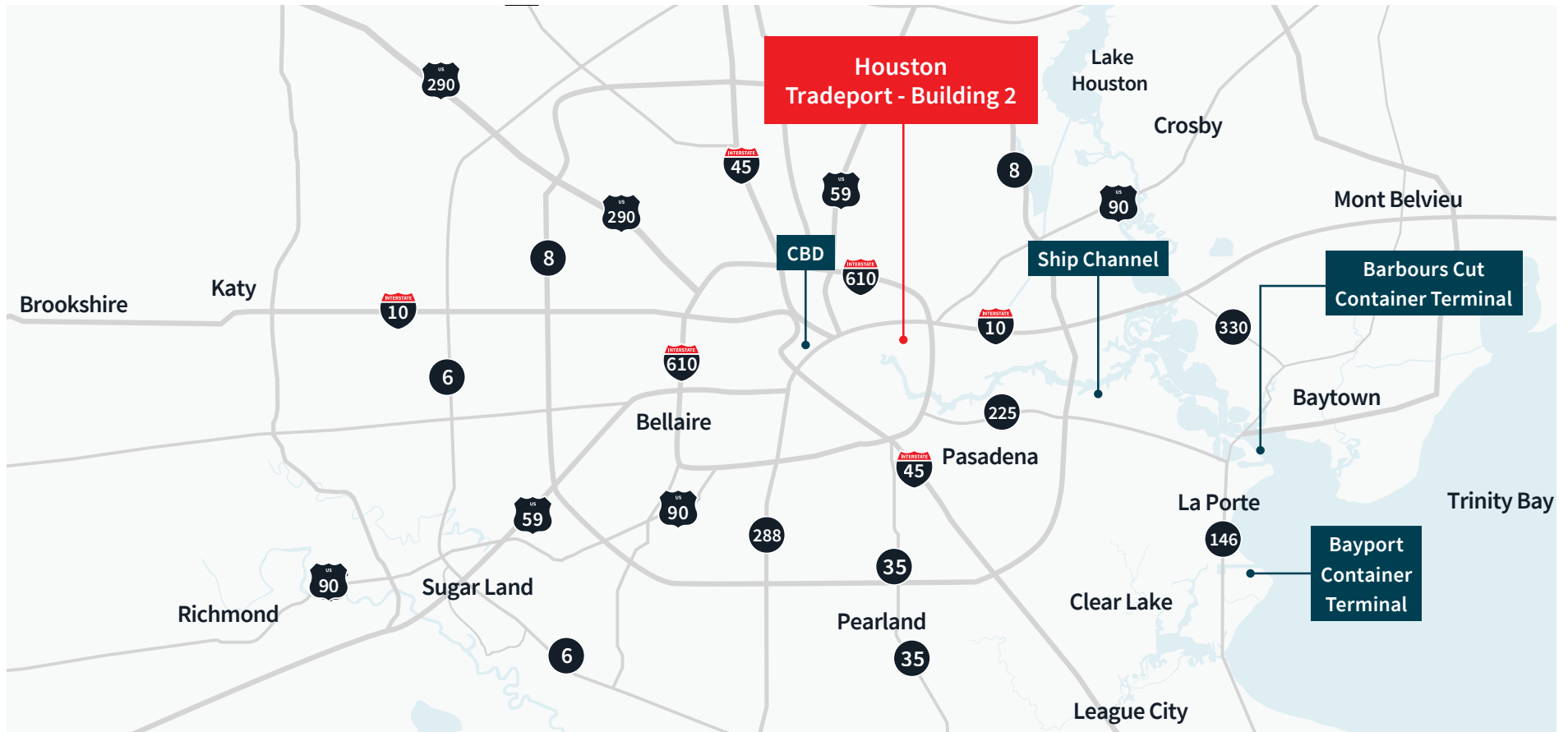
All loading doors with dock packages



Warehouse restrooms

Location



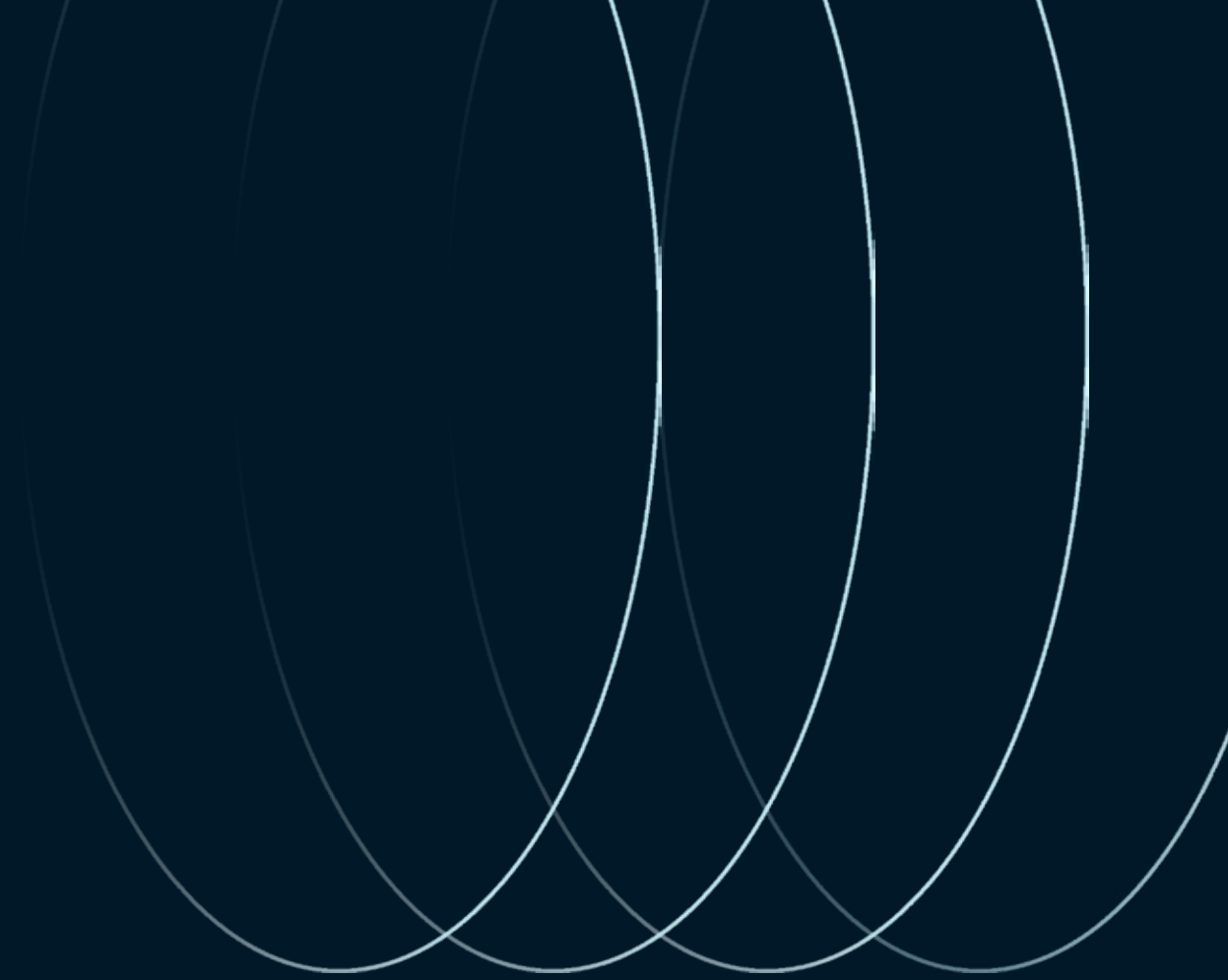


Key Distances

Port of Houston	2 Miles	Medical Center	11.5 Miles
Downtown Houston	6 Miles	Galleria/Uptown	15 Miles
Hobby Airport	8.5 Miles	Bush IAH	22.5 Miles



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