

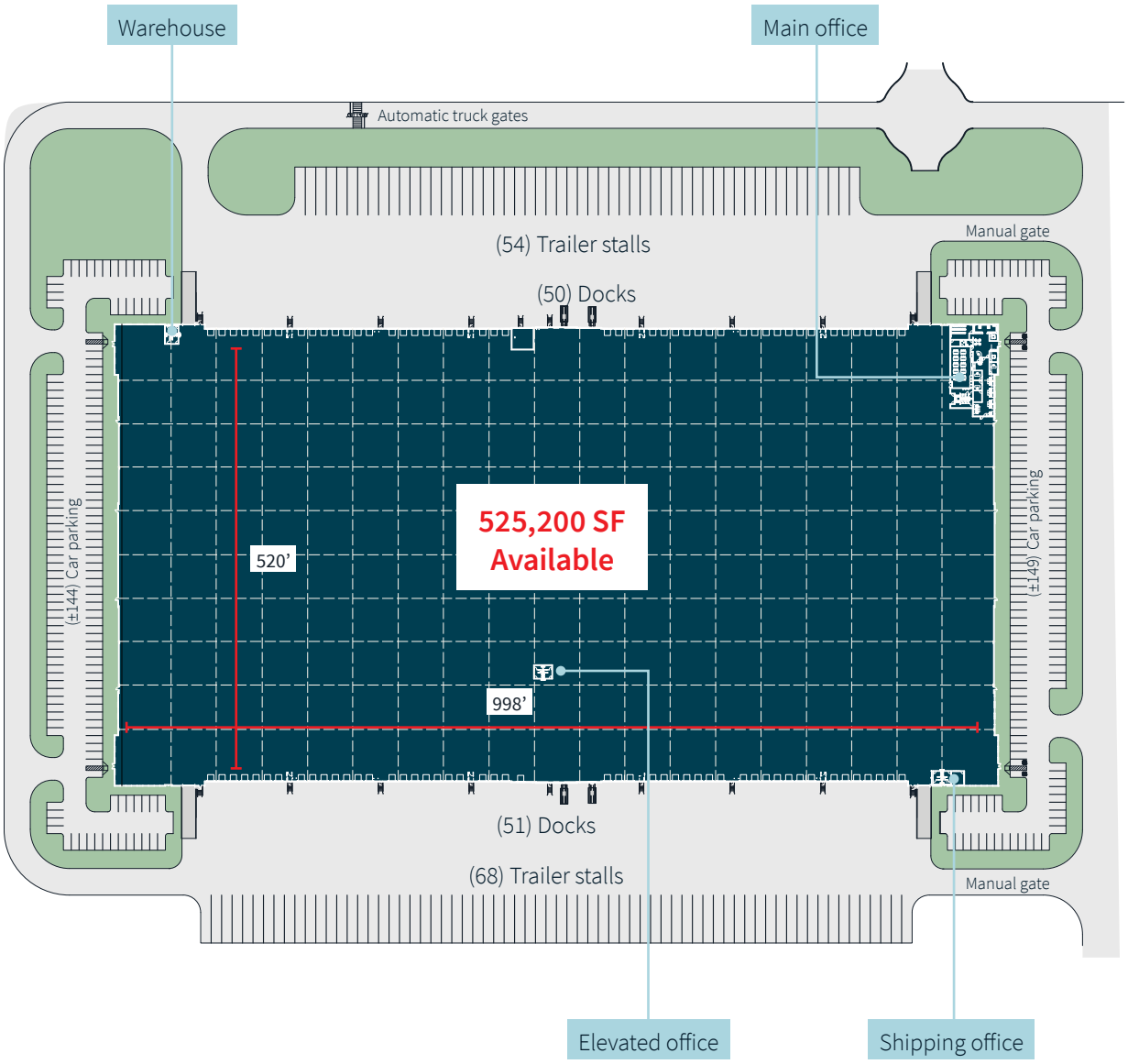
For Sublease

Houston Tradeport - Building 2

8235 Plummer St., Houston, TX 77029

525,200 SF Available - Cross Dock

Site plan



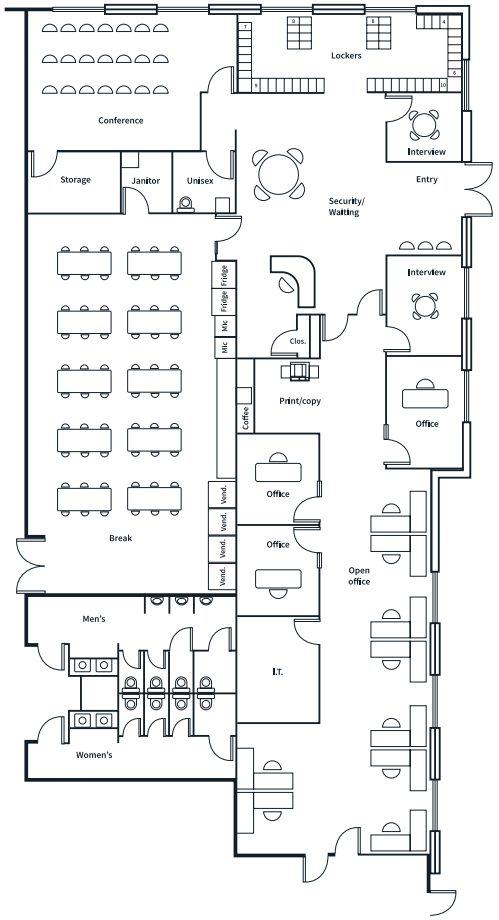
Highlights

Minimum Available	251,000 sf
Maximum Available	525,200 sf
Office Size	+5,583 sf
Configuration	Cross Dock
Clear Height	36'
Power	3-phase, 480v, 1,800 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	

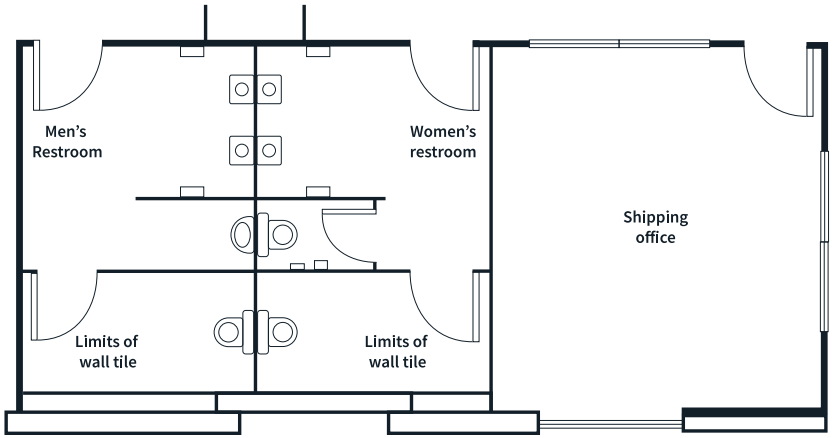
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Office floor plan

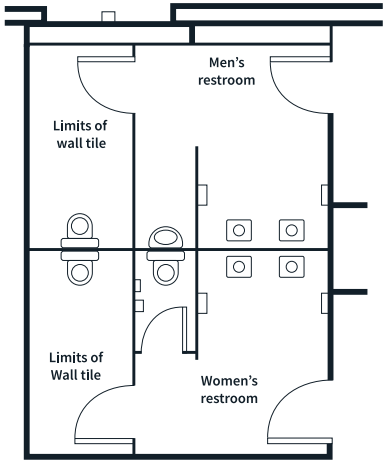
Main Office | 4,283 SF



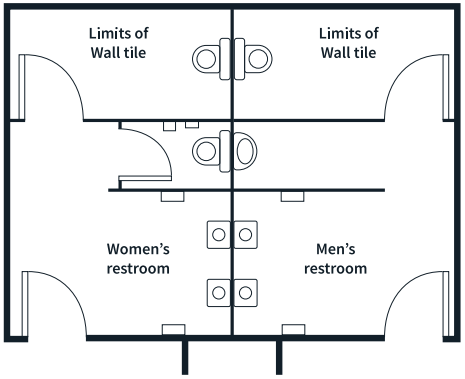
Shipping Office | 600 SF



SW Warehouse Restrooms | 350 SF



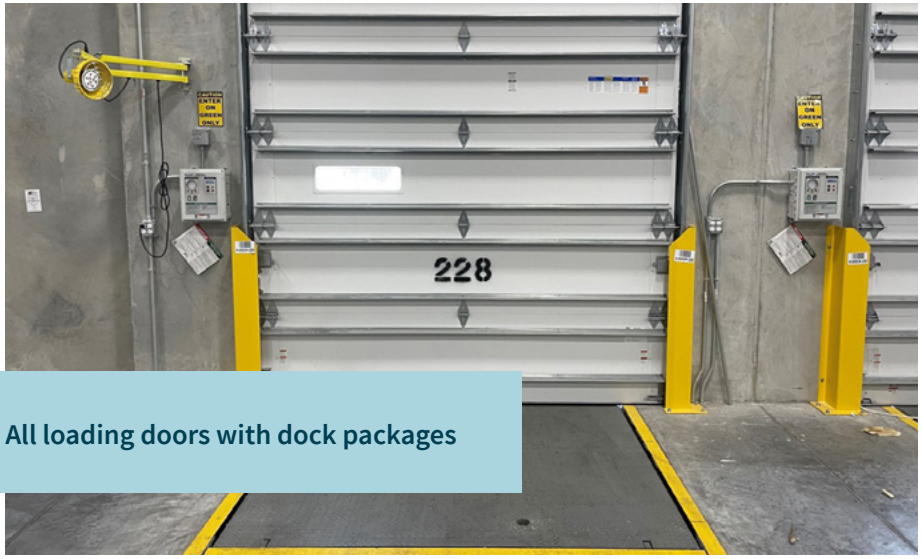
Elevated Office Warehouse Restrooms | 350 SF



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Space photos





All loading doors with dock packages



Warehouse restrooms

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Location



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Key Distances

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

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