

FRONT LOAD SPACE - SHELL COMPLETE



ELLA LOGISTICS CENTER BLDG.1

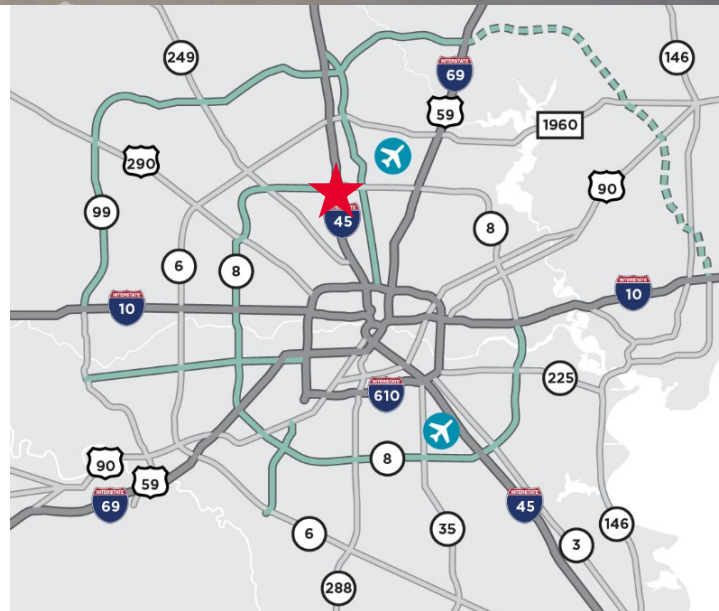
36,496 SF AVAILABLE

10507 ELLA BOULEVARD | HOUSTON, TEXAS 77038



SPACE FEATURES

- 36,496 SF Total available
- 2,300 SF Spec office
- 36' Clear height
- 135' Truck court
- 56' x 51'-8" Column spacing
- 60' Speed bays
- (6) 9' x 10' Dock High doors
- (1) 12' x 14' Drive-In
- ESFR Sprinklers
- Monument signage available
- Direct access to Beltway 8 from Ella Blvd.
- Convenient access to I-45



For more information, please contact:

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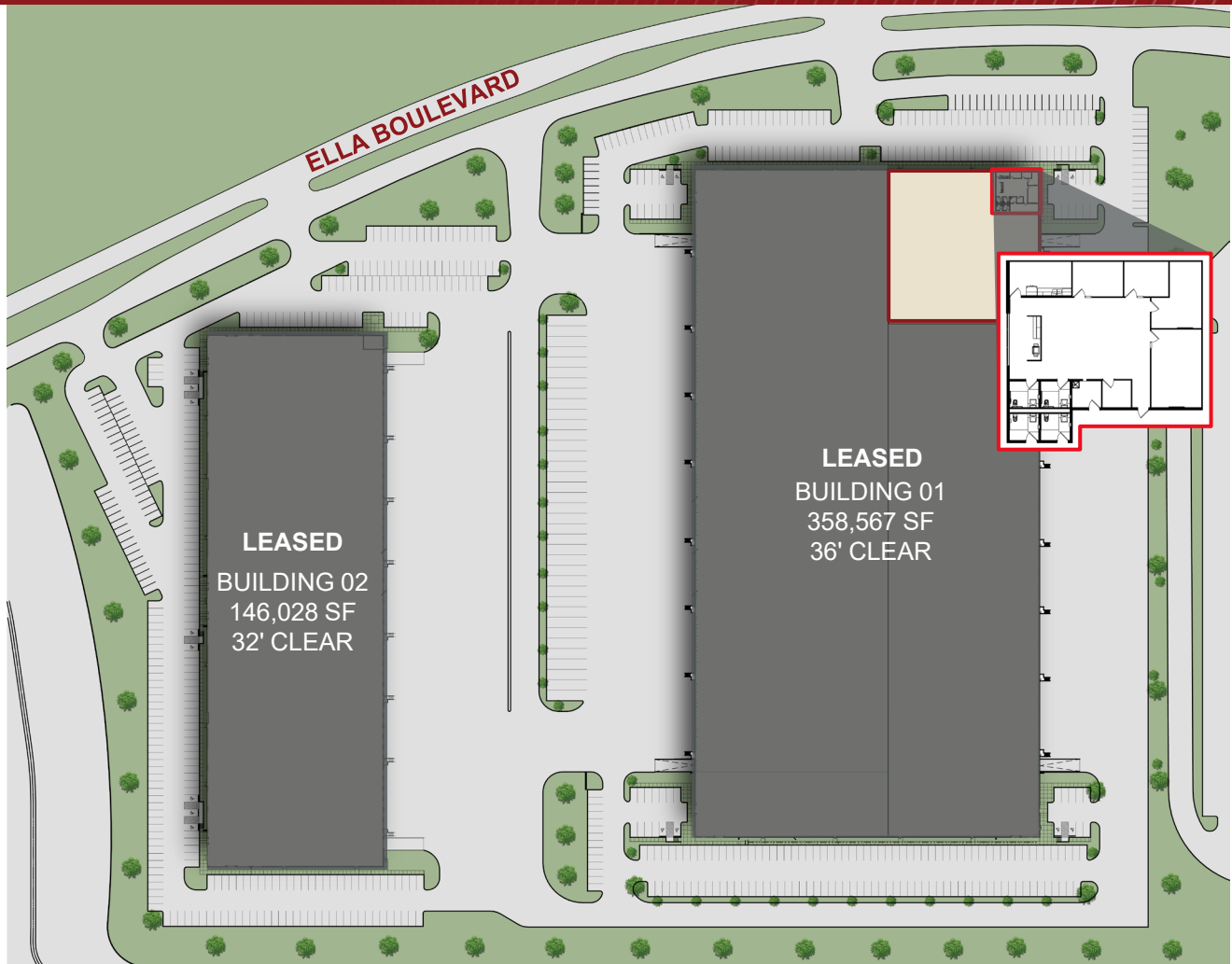
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Ella Logistics is a dynamic community 13 miles north of downtown Houston and minutes from Bush Intercontinental Airport. This prime location makes it ideal for companies conducting business locally and around the globe.

PARK FEATURES

- Deed restricted, master planned business park
- 971 total acres / 665 net acres
- Off-site master- planned detention is in place
- Outside 500-year flood plain
- On site compressed natural gas fueling station within the park
- 11 park ingress/egress points
- Excellent visibility and access from Beltway 8 and I-45
- Exceptional, secure class A corporate park location

DRIVE DISTANCES FROM BUILDING

USPS	2.4 miles
FedEx Ground	2.5 miles
I-69/US 59	7 miles
UPS	8 miles
IAH Airport	9 miles
I-45	0.6 miles
Downtown	13 miles
Ship Channel	22 miles
Hobby Airport	24 miles
Barbours Cut Terminal	40 miles
Bayport Terminal	43 miles

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