



IMPERIAL CONNECTION



UP TO 281,978 SF CLASS A INDUSTRIAL
STRATEGIC LOCATION OFF BELTWAY 8 & I-45
AVAILABLE FOR LEASE OR SALE



CONNECT FAST. OPERATE FASTER.

<1 MILE FROM SH BELTWAY 8

1.1 MILES FROM INTERSTATE 45

1.9 MILES FROM HARDY TOLL ROAD

8 MILES FROM GEORGE BUSH
INTERCONTINENTAL
AIRPORT (IAH)

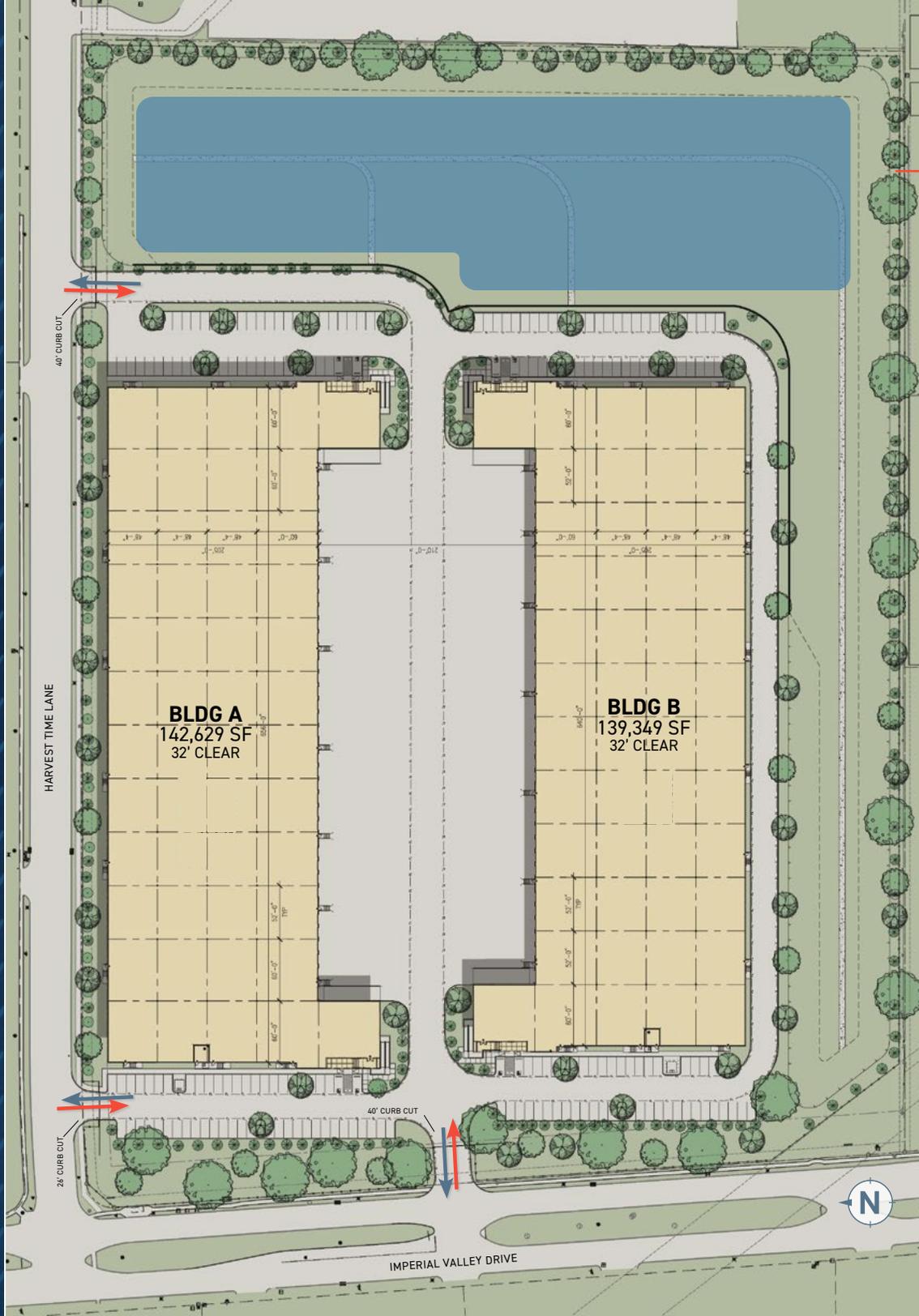
15 MILES TO HOUSTON CBD

LOCATED JUST 15 MILES NORTH OF THE HOUSTON CBD, Imperial Connection benefits from excellent access to Houston's most critical transportation thoroughfares and George Bush Intercontinental Airport.

The property is strategically located within immediate proximity to SH Beltway 8, Interstate -45 and the Hardy Toll Road, providing efficient access to a robust labor force and a population of over 1 million within a 10-mile radius.

Imperial Connection is comprised of two shallow-bay, front-load buildings equipped to deliver abundant power. The efficient development plan was designed to accommodate a wide array of tenant size requirements, ranging from 44,000 to 142,629 SF.





PROPERTY HIGHLIGHTS

	i BLDG A	i BLDG B
BUILDING SIZE	142,629 SF	139,349 SF
SPEC OFFICE	3,600 SF	3,600 SF
BUILDING CONFIG.	Front-Load	Front-Load
BUILDING DEPTH	205'	205'
DRIVE-IN DOORS	2	2
DOCK DOORS	33	31
TRUCK COURT	210' (shared)	210' (shared)
MIN. CLEAR HT.	32'	32'
TYPICAL BAY	48' X 52' (w)	48' X 52' (w)
SLAB THICKNESS	6"	6"
CAR PARKING	99	94
POWER	4,000 AMPS	2,000 AMPS
SPEED BAY	60'	60'
FENCING & GATES	Full Perimeter	Full Perimeter
EXTERIOR LIGHTS	Abundant	Abundant
FIRE SAFETY	ESFR	ESFR

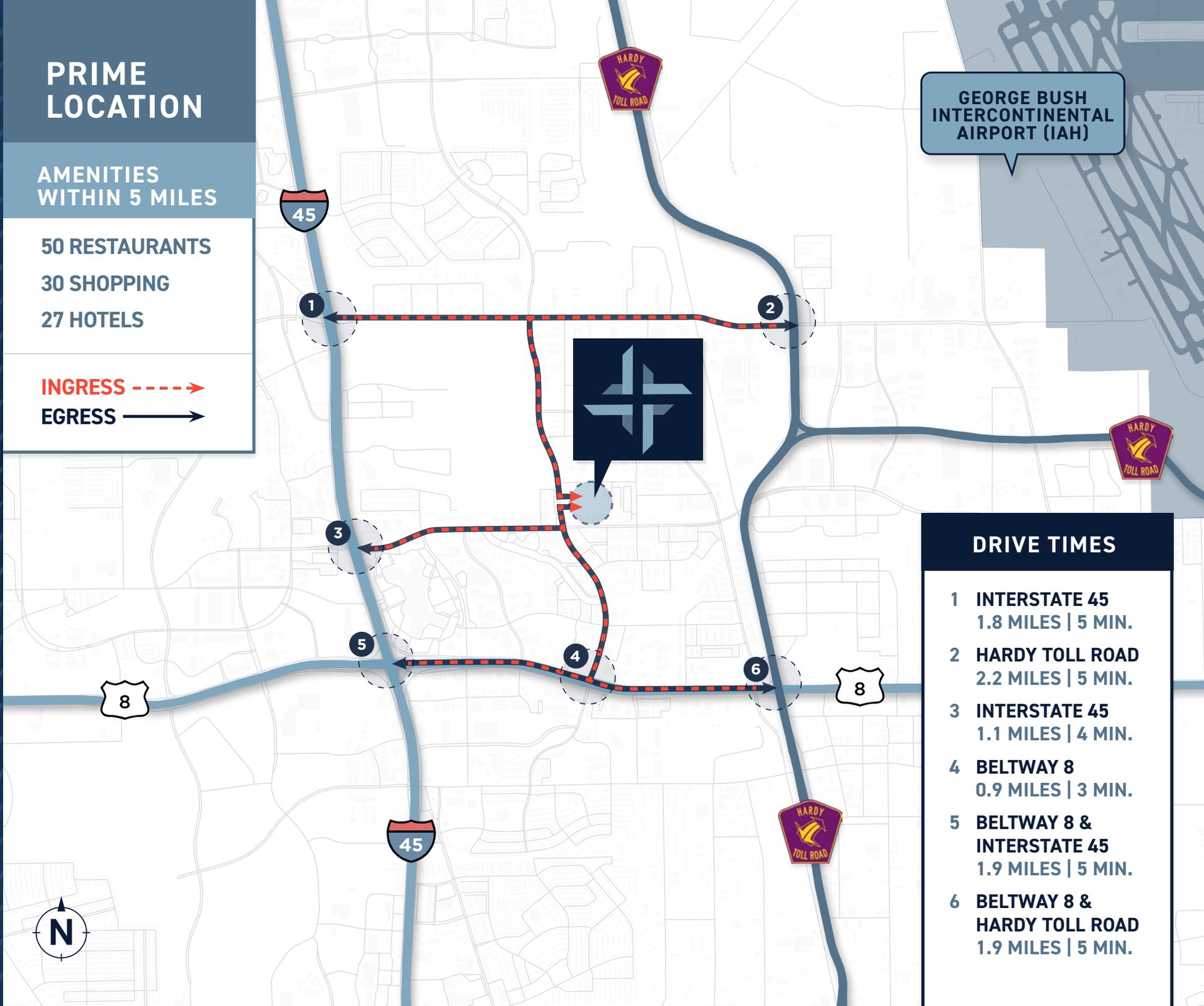
PRIME LOCATION

AMENITIES WITHIN 5 MILES

- 50 RESTAURANTS
- 30 SHOPPING
- 27 HOTELS



GEORGE BUSH INTERCONTINENTAL AIRPORT (IAH)



DRIVE TIMES

- 1 INTERSTATE 45**
1.8 MILES | 5 MIN.
- 2 HARDY TOLL ROAD**
2.2 MILES | 5 MIN.
- 3 INTERSTATE 45**
1.1 MILES | 4 MIN.
- 4 BELTWAY 8**
0.9 MILES | 3 MIN.
- 5 BELTWAY 8 & INTERSTATE 45**
1.9 MILES | 5 MIN.
- 6 BELTWAY 8 & HARDY TOLL ROAD**
1.9 MILES | 5 MIN.





IMPERIAL CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

JIM FOREMAN

Vice Chairman

Direct: +1 713 963 2824

Mobile: +1 713 877 1965

jim.foreman@cushwake.com

MICHAEL FOREMAN

Managing Director

Direct: +1 713 963 2850

Mobile: +1 713 818 6217

michael.foreman@cushwake.com

BROOKE SWERDLOW

Director

Direct: +1 713 331 1735

Mobile: +1 832 752 4576

brooke.swerdlow@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

