



ARES
INDUSTRIAL
MANAGEMENT

MONUMENT BUSINESS PARK | BUILDING A

645 INDEPENDENCE PARKWAY, DEER PARK, TX 77571

FOR LEASE | 194,610 SQ FT | CLASS A DISTRIBUTION BUILDING



DAVID MUNSON

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Director
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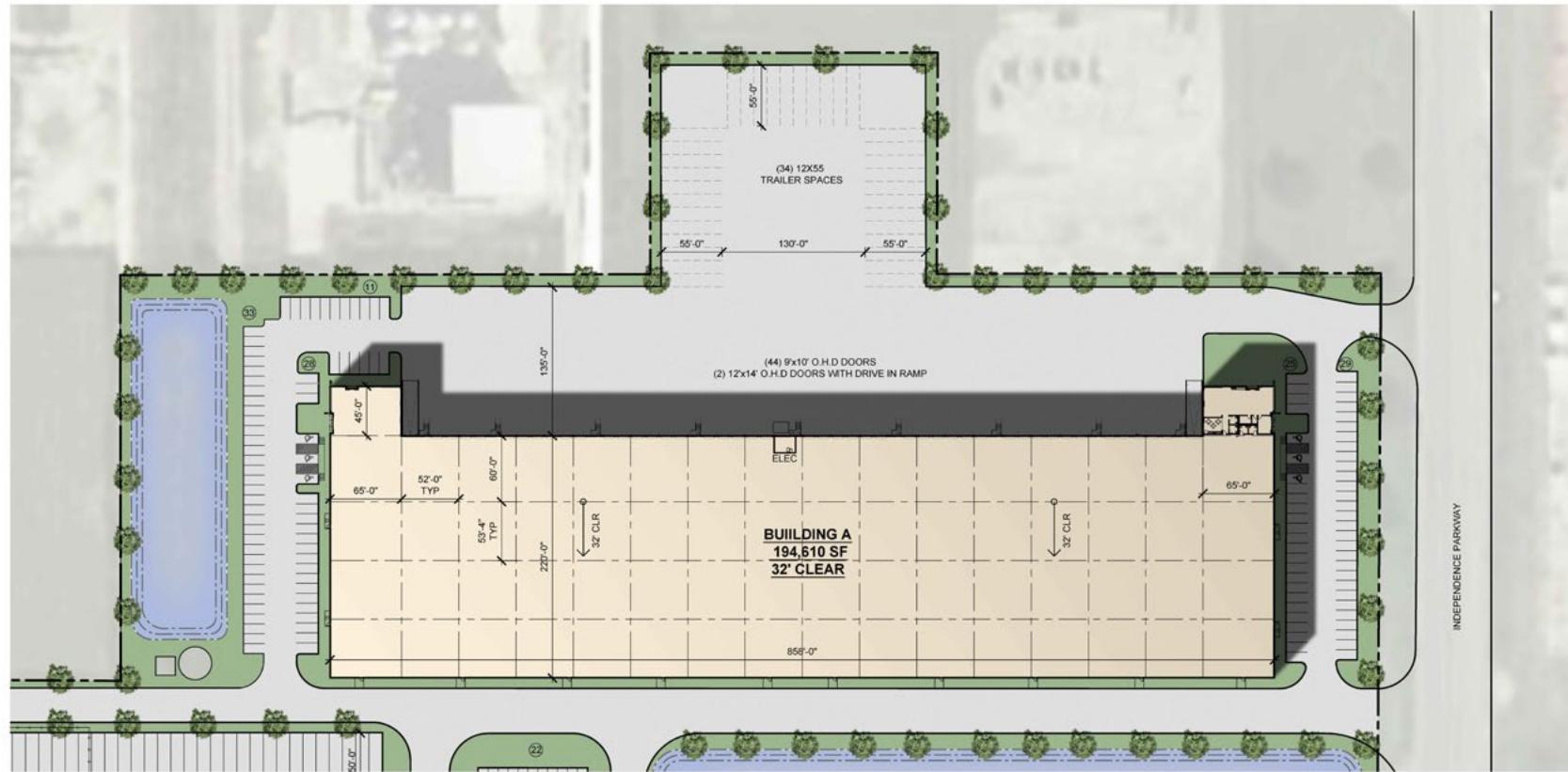
DEVELOPED BY



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Property FEATURES

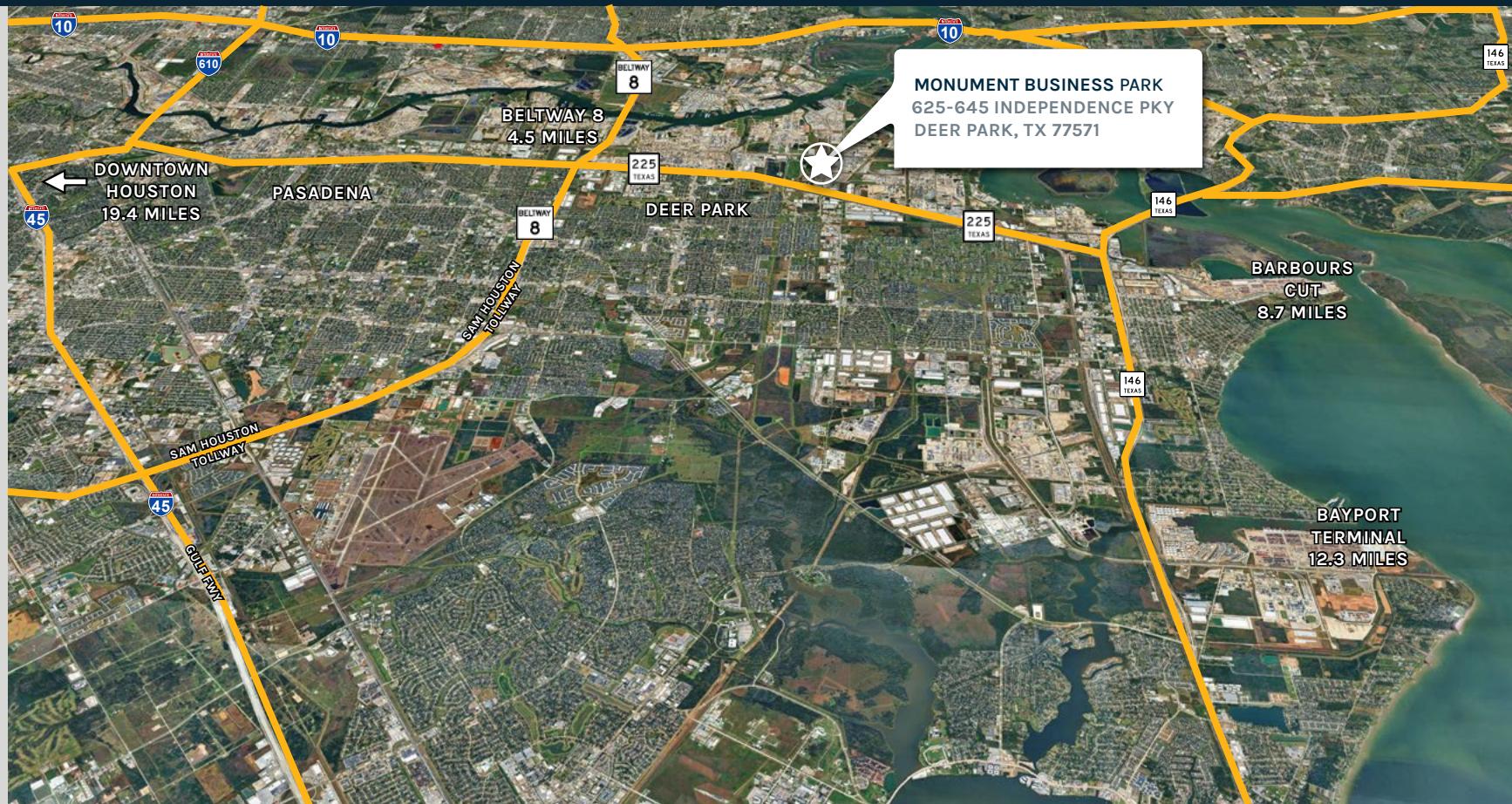
- 194,610 sf (divisible to 60,000 sf)
- 2,764 SF of Spec Office
- 32' Clear Height
- 135' Truck Court
- 34 Trailer Parking Spaces
- 126 Car parks
- ESFR Sprinkler System
- Frontage on Independence Parkway
- Fenced and Secured Truck Court
- 44 Dock High Doors & 2 Ramps



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Location HIGHLIGHTS

- Frontage on Independence Parkway
- Approximately 1/2 mile north of full interchange at SH-225
- Easy access to Beltway 8 & TX-146
- Close to Barbours Cut and Bayport Terminal



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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