

FOR SUBLEASE



PINTO BUSINESS PARK

10484 GREENS CROSSING BLVD., HOUSTON, TX 77038

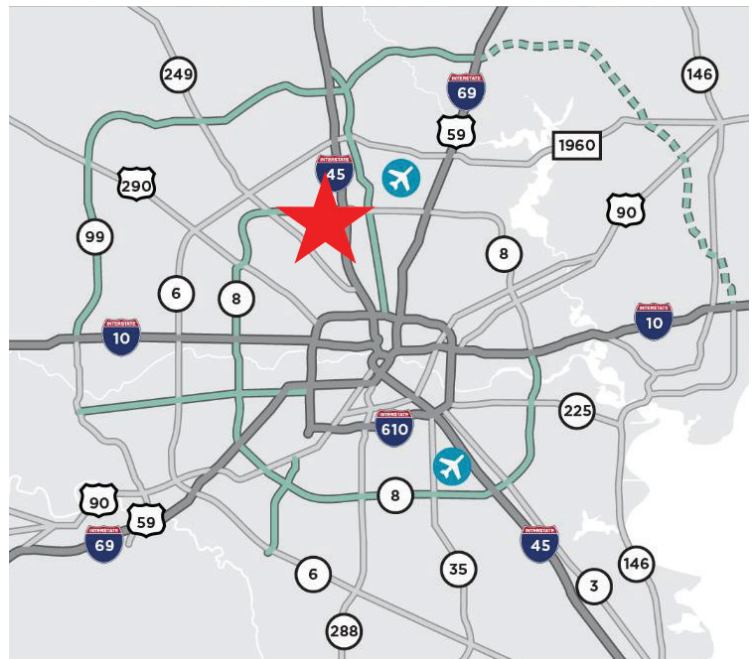
238,020 SF Class A Rear Load Available Now



KEY FEATURES

- 238,020 SF Class A Distribution Center
- Rear Load
- 2,918 SF and 2,102 SF Spec Offices in Place
- 32' Clear Height
- ESFR Sprinkler System
- 54' x 45' Column Spacing
- 60' Speed Bays
- TPO Membrane Roof
- 130'-185' Truck Courts
- 45 Dock-High Doors (9' x 10')
- 2 Drive-In Doors (14' x 16')
- 184 Auto Parking Spaces
- 48 Trailer Parking Spaces

Sublease Term Through October 31, 2028



FOR MORE INFORMATION, CONTACT:

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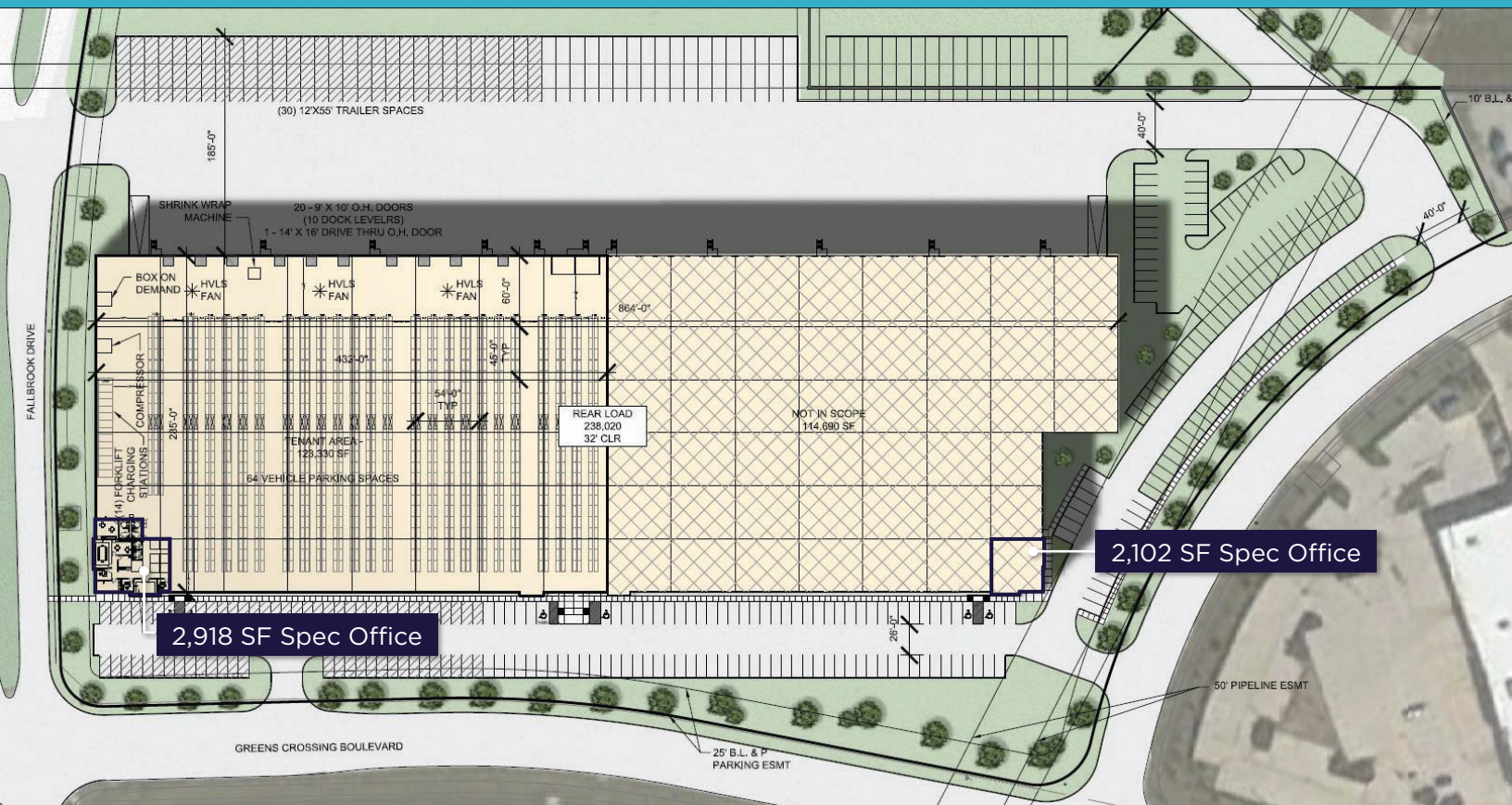
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AVAILABLE SPACE

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Pinto Business Park 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.

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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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



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