



**INTERCHANGE | 249 | FOR LEASE**

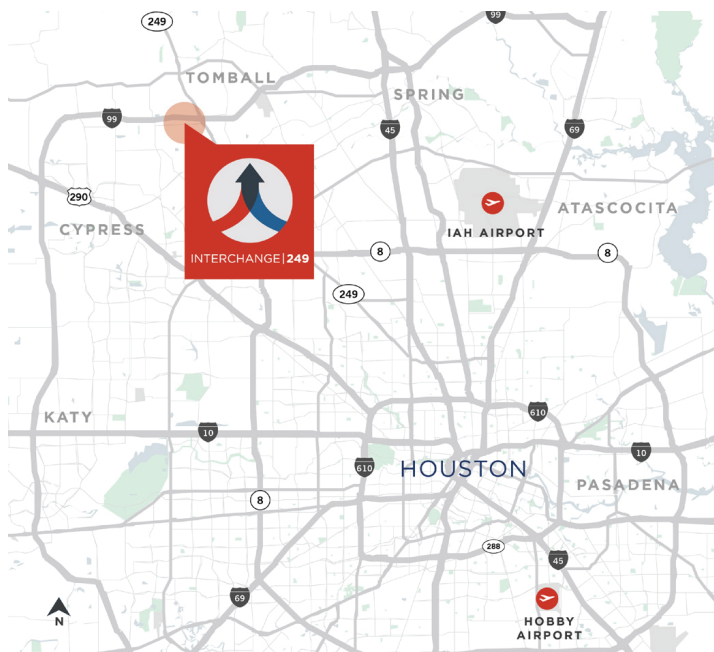
**94,131 SF Front Load Remaining**

**INTERSECTION OF GRAND PARKWAY 99 AND 249**

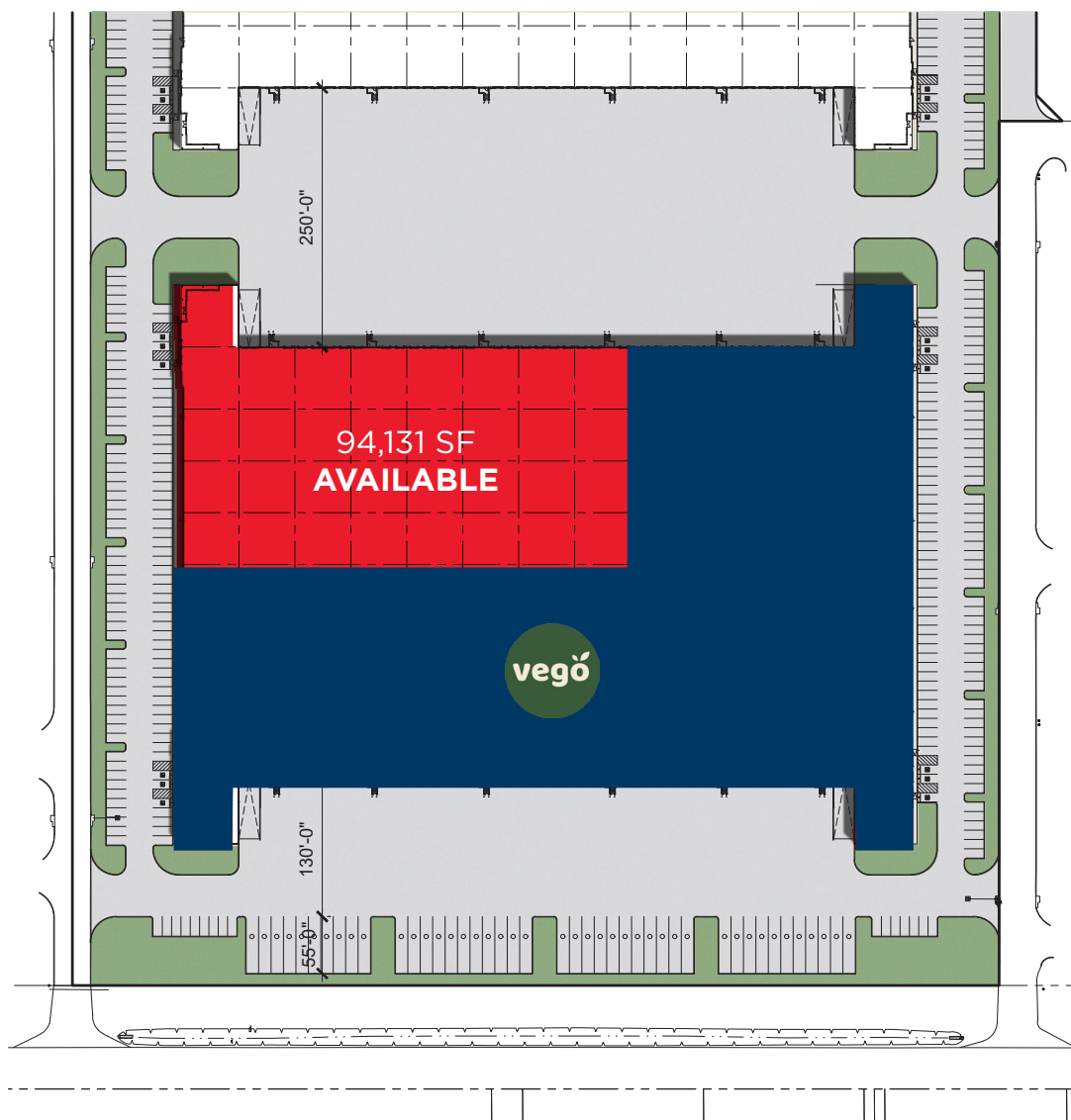


## **BUILDING 11 HIGHLIGHTS**

- Located in Class A+ master planned institutional industrial park in Northwest Houston with direct access to Grand Parkway 99 and Highway 249
- Pursuing LEED Certification
- 94,131 SF Remaining
- Front Load
- 36' Clear
- ESFR Sprinklers
- 71 Car Parking Spaces
- 13 Trailer Parking Spaces
- Slab Thickness : 8"
- 54' x 50' Column Spacing with 60' Speed Bays
- 22 Dock-High Doors With 1 Ramp



**13902 BOUDREAUX RD**



## SITE PLAN - BUILDING 11

Interchange 249 is a modern bulk distribution center located in the Houston Metroplex with great accessibility, making it well suited for both local and regional distribution. The park is located near the intersection of Grand Parkway 99 and Highway 249, Interchange 249 offers an unparalleled location at the new main and main in Northwest Houston.

The site benefits from unmatched labor and a growing residential and commercial boom.

