

Marq LOGISTICS™

Monument Business Park

625 Independence Parkway | Deer Park, TX

162,697 sq ft
available space

36 ft
clear height

Fullly Fenced & Secured
truck court

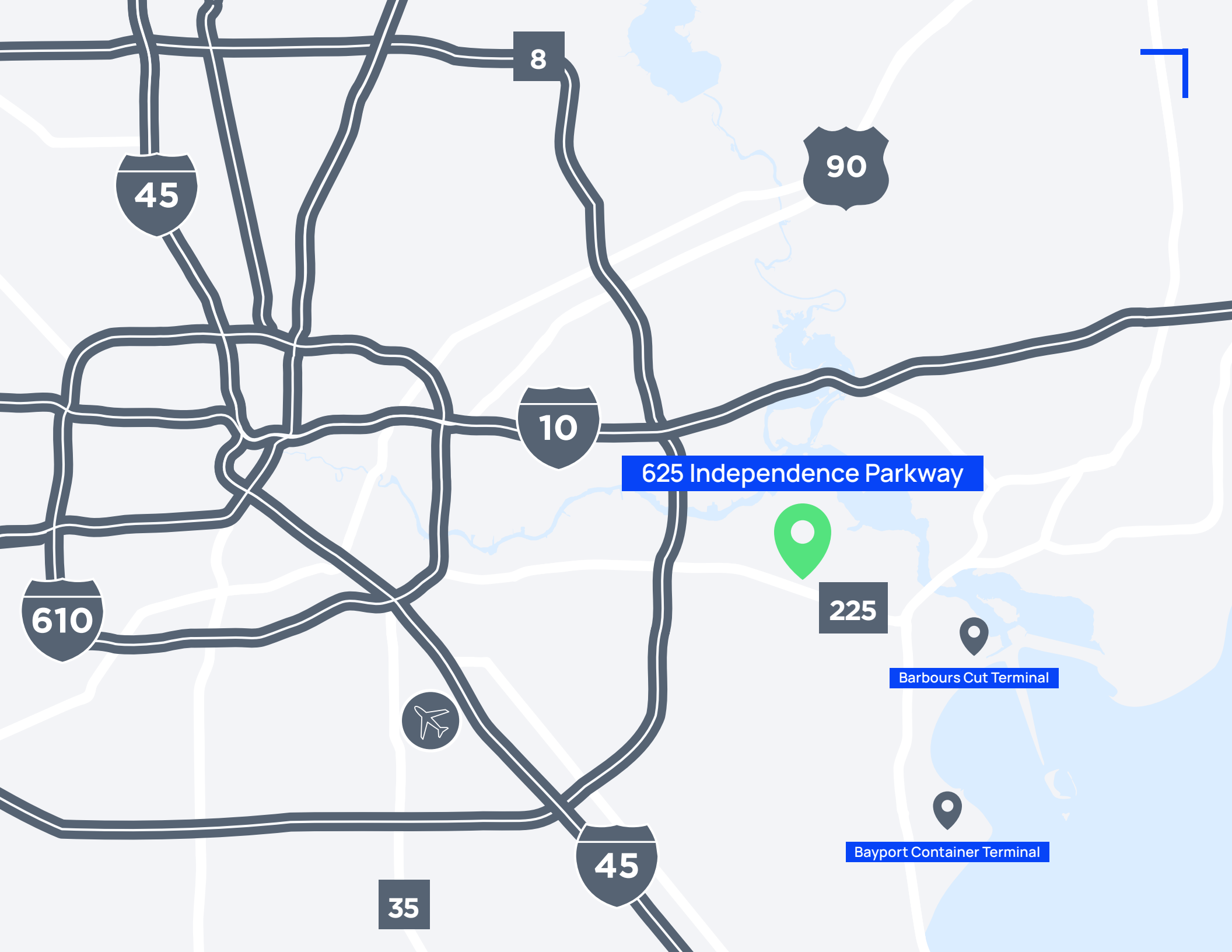
May 1, 2027
availability

Monument Business Park

625 Independence Parkway I Deer Park

Monument Logistics Park is located on Independece Parkway with frontage access, just north of the full interchange at SH-225. This site is conveniently located easy access to Barbours Cut Terminal and Bayport Terminal. The property is fully fenced and secured, and there is ample parking availble. Utilities are provided by Deer Park.




8
45
90
10
625 Independence Parkway
610
225
Barbours Cut Terminal
Bayport Container Terminal
45
35

162,697 sq ft

Available for lease

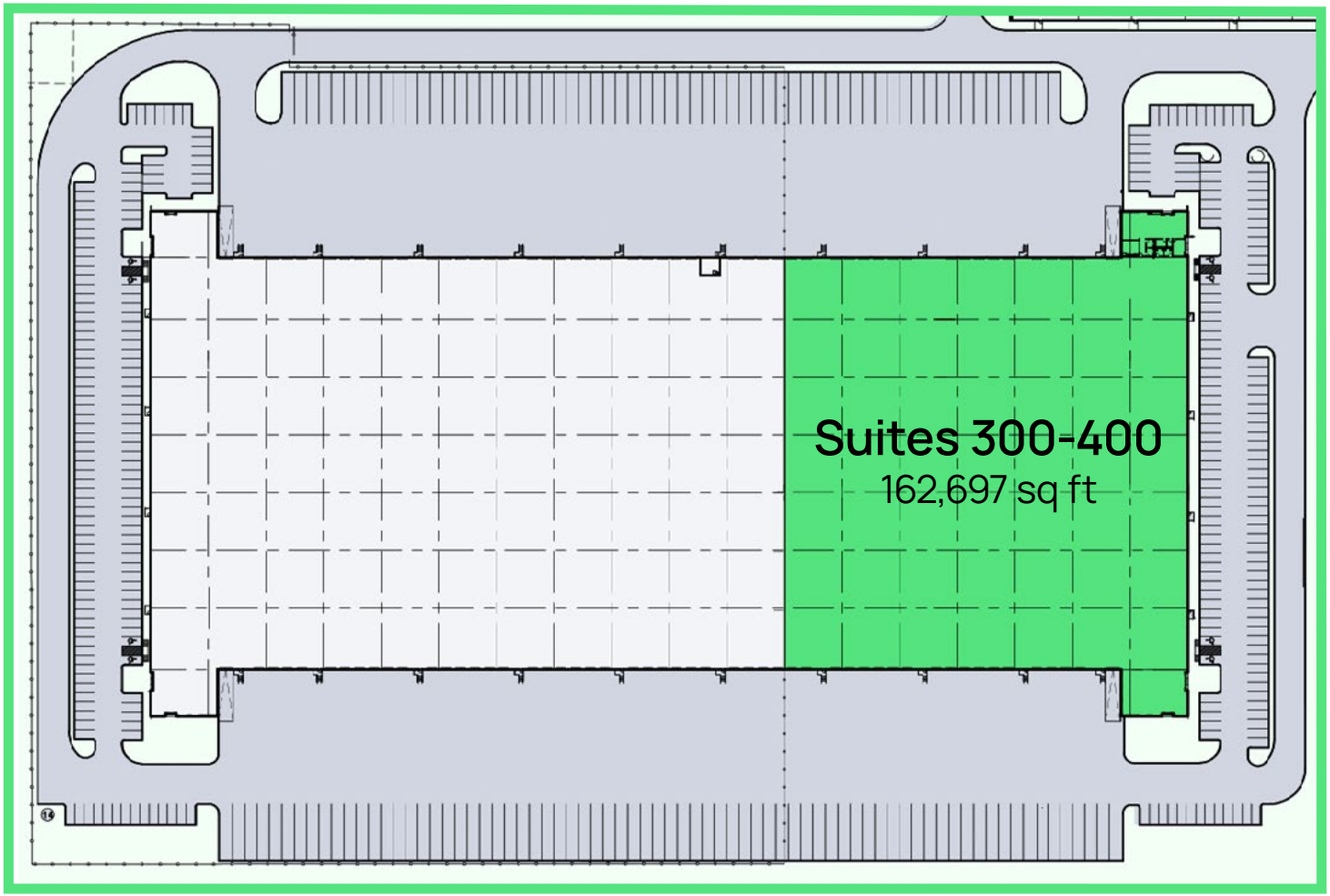
Building B

- **162,697 sq ft** — Available space
- **5,528 sq ft** — Office space
- **36 ft** — Clear height
- **ESFR** — Sprinkler system
- **Fenced & secure** — Truck court
- **36** — Dock doors
- **2** — Ramped doors
- **9** — Dock levelers
- **47** — Trailer spaces
- **150** — Car parking spaces



Site Plan

Suites 300 & 400 combined



Demising Options

Individual suite details

Suite 400

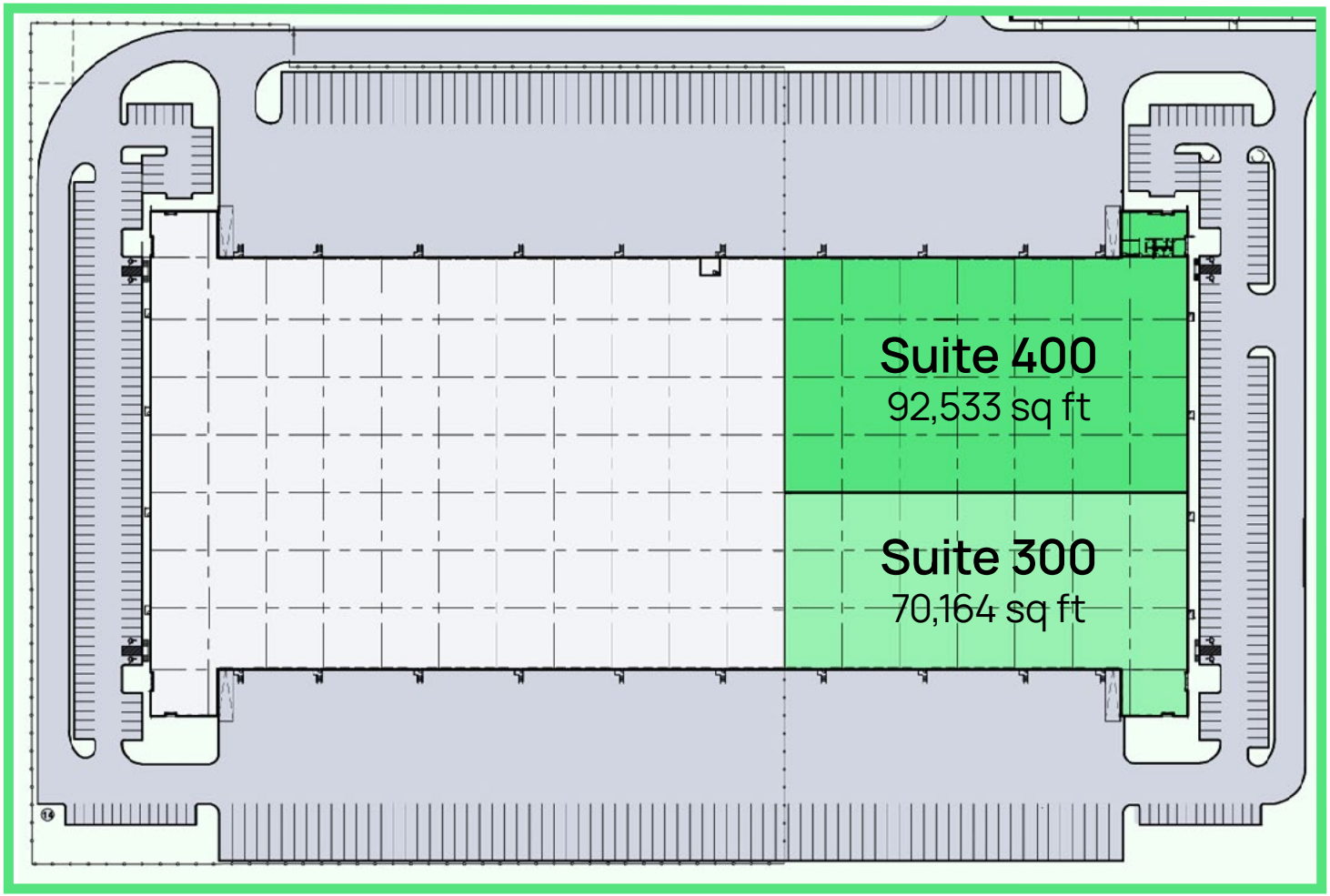
- **92,533 sq ft** Available space
- **2,764 sq ft** Office space
- **36 ft** Clear height
- **ESFR** Sprinkler system
- **Fenced & secure** Truck court
- **18** Dock doors
- **1** Ramped door
- **3** Dock levelers
- **22** Trailer spaces
- **75** Car parking spaces

Suite 300

- **70,164 sq ft** Available space
- **2,764 sq ft** Office space
- **36 ft** Clear height
- **ESFR** Sprinkler system
- **Fenced & secure** Truck court
- **18** Dock doors
- **1** Ramped door
- **6** Dock levelers
- **27** Trailer spaces
- **75** Car parking spaces

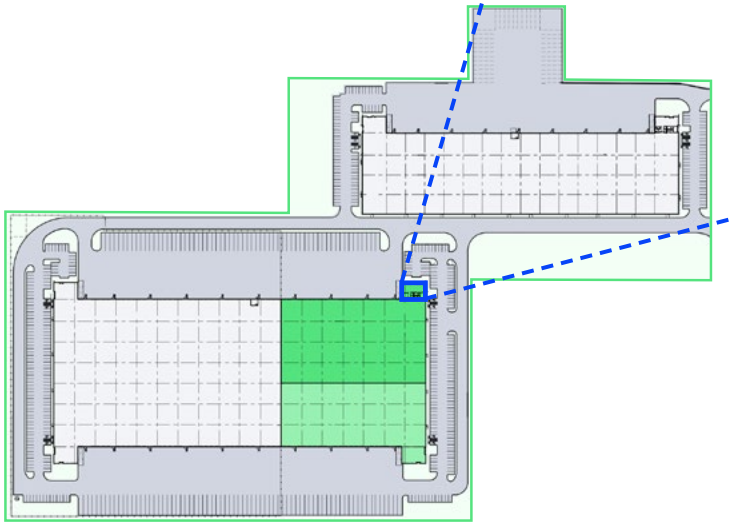
Site Plan

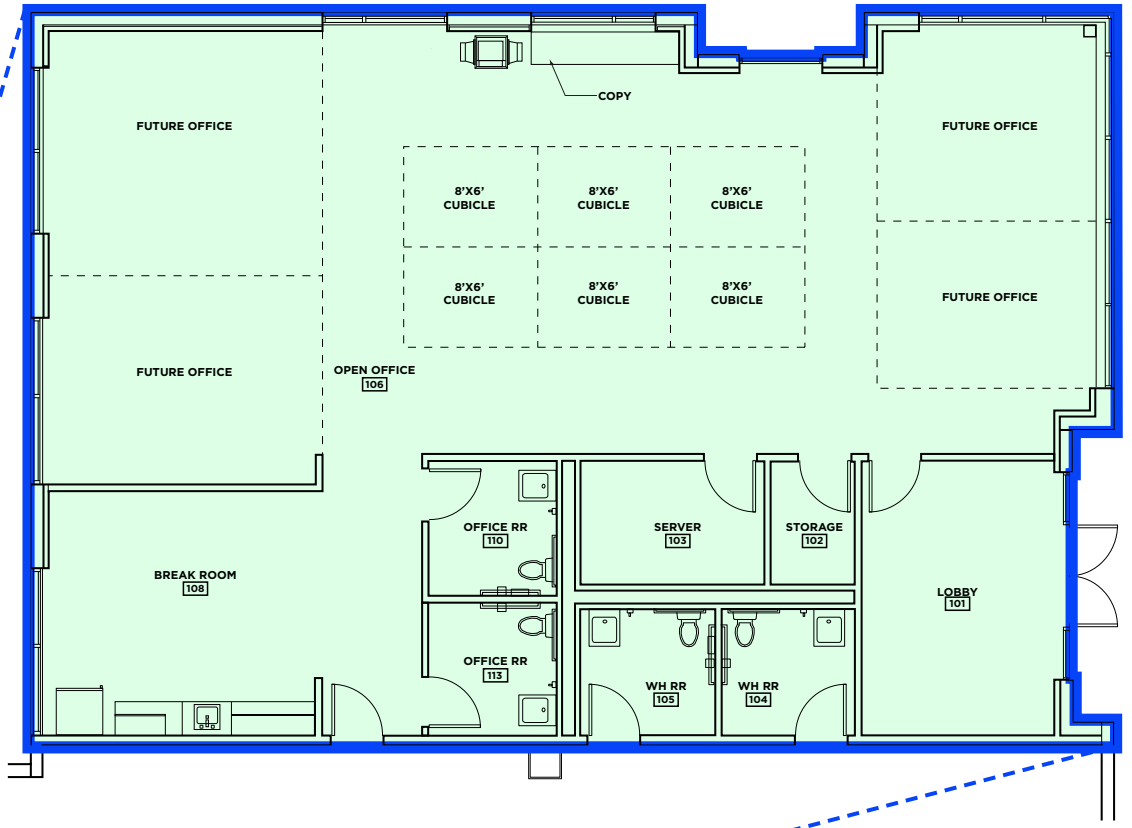
Individual suites



Office plans

Individual plan details



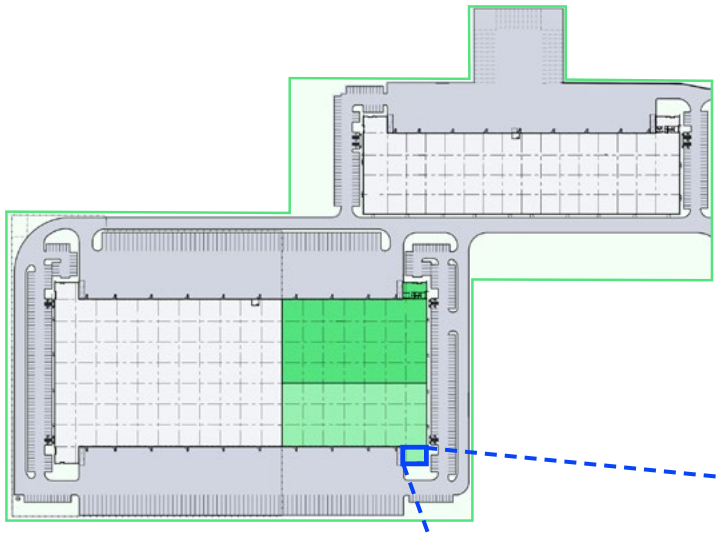


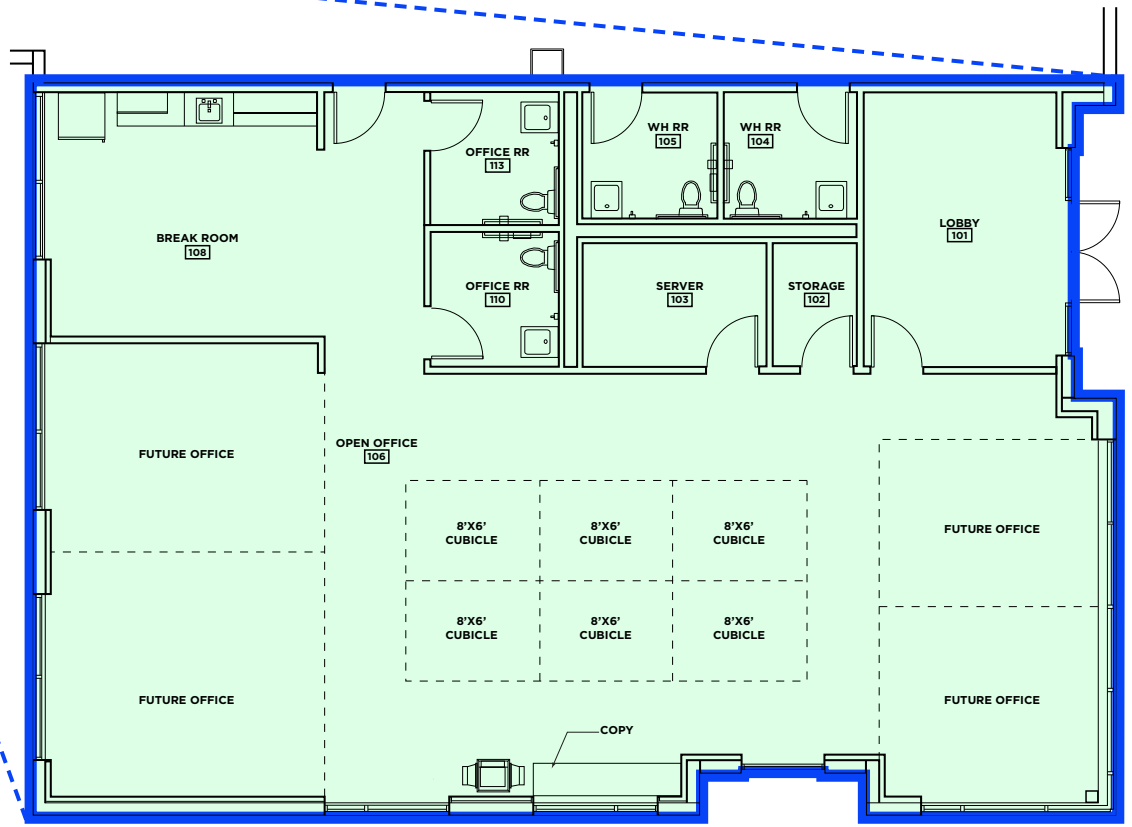
Suite 400 Office

2,764 sq ft

5,528 sq ft

Total combined office space





Suite 300 Office

2,764 sq ft

Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at **www.marqlogistics.com**, and view our current properties at **www.glp.com.**

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