

**UNIQUE OPPORTUNITY TO LEASE
FREESTANDING CLASS A FACILITY**



**Institutional
Ownership
Nuveen**



**Excellent
Access
to I-45**

OFFICE / WAREHOUSE



**Epicenter Location
in North Houston**



**Class A
Rear-Load
Building**

**STRATEGIC LOCATION IN THE HEART
OF THE NORTH MARKET**

Airtex Commerce Center is located just East of I-45 with close proximity to the Beltway 8. Airtex Drive is a well-known Houston address.

PROPERTY HIGHLIGHTS

- 32' Clear Height
- 52' x 47' Column Spacing
- ESFR Sprinklered
- Rear-load Building
- 1:5 to 1,000 Parking Ratio
- Favorable Tax Rate
- End-cap Space
- Exclusive Truck Apron
- Trailer Storage Potentially Available

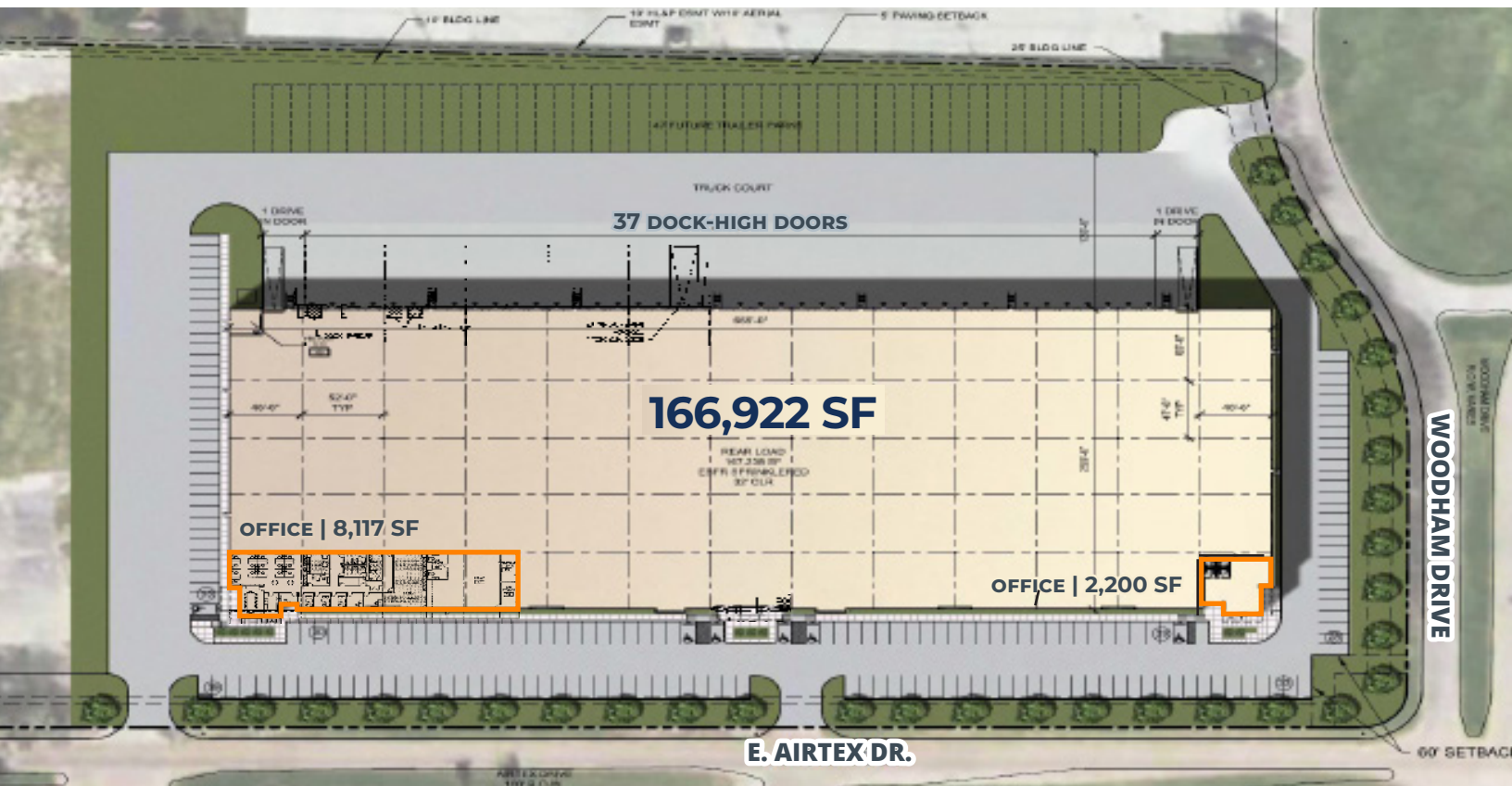
LEASING INFORMATION

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SPACE FEATURES

- 166,922 SF
- Office Pods:
 - 8,117 SF
 - 2,200 SF
- 37 Dock-high Loading Doors
- Two (2) drive-in ramp doors
- One (1) oversized 14'x14' ramp door
- 4 Pit-levelers
- T5 Lighting in Warehouse

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The map displays the Houston, Texas area with a focus on major transportation routes. A red line traces a path through the city, starting from the northwest, passing through the center, and heading towards the southeast. Key landmarks and locations are labeled, including the AIRTEX COMMERCE CENTER (marked with a red star), IAH BUSH AIRPORT, HOUSTON GALLERIA, DOWNTOWN, PORT OF HOUSTON, HOBBY AIRPORT, and the Texas Medical Center. Major highways are shown with their respective shields, including I-10, I-45, I-69, I-610, and various state routes like 249, 290, 288, 35, 36, 90, 146, and 321. Toll roads are indicated by '99 TOLL' shields. A north arrow is located in the top right corner.

HOBBY AIRPORT **26 MILES**

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REAL ESTATE

AIRTEX COMMERCE CENTER

431 EAST AIRTEX DRIVE | HOUSTON, TX 77073



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