

±424,596 SF AVAILABLE FOR SALE OR LEASE

RED BLUFF CROSSING

RED BLUFF ROAD | PASADENA | TX | 77505



CBRE

CROW
HOLDINGS
CAPITAL

MDV

PROPERTY HIGHLIGHTS

RED BLUFF CROSSING

BUILDING SIZE ±424,596 SF

OFFICE ±3,549 SF

CLEAR HEIGHT 40'

DOCK HIGH DOORS 79

DRIVE IN DOORS WITH RAMPS 4

TRAILER PARKING 86

AUTO PARKING 245

COLUMN SPACING 56' x 50'

BUILDING DEPTH 430'

TRUCK COURT 130' - 239' 7"

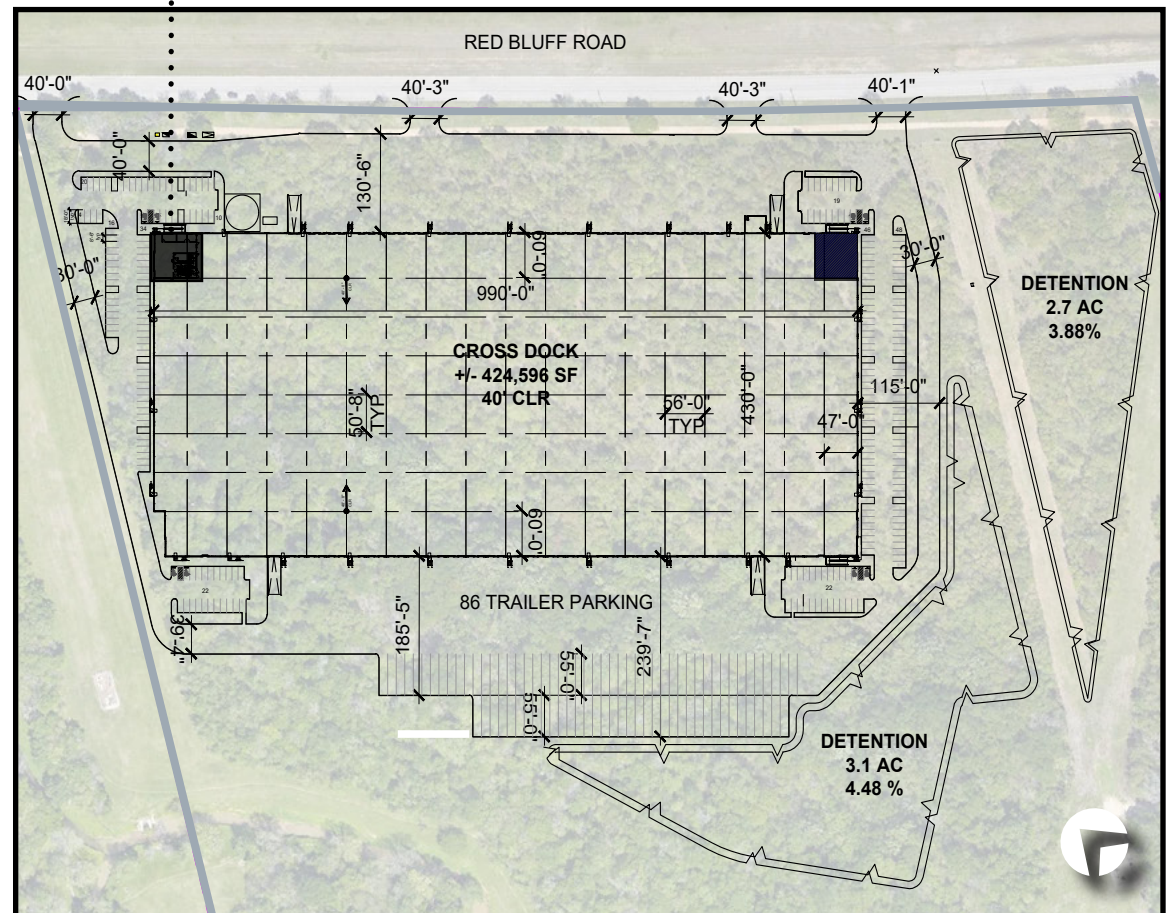
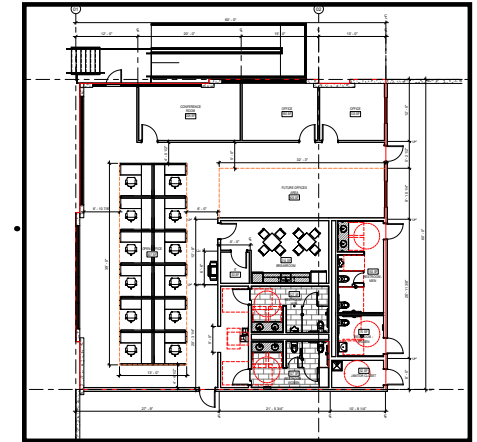
SPRINKLERS ESFR

POWER 8000 Amps

LOADING CONFIGURATION Cross Dock

SLAB THICKNESS 8"

±3,549 SF OFFICE



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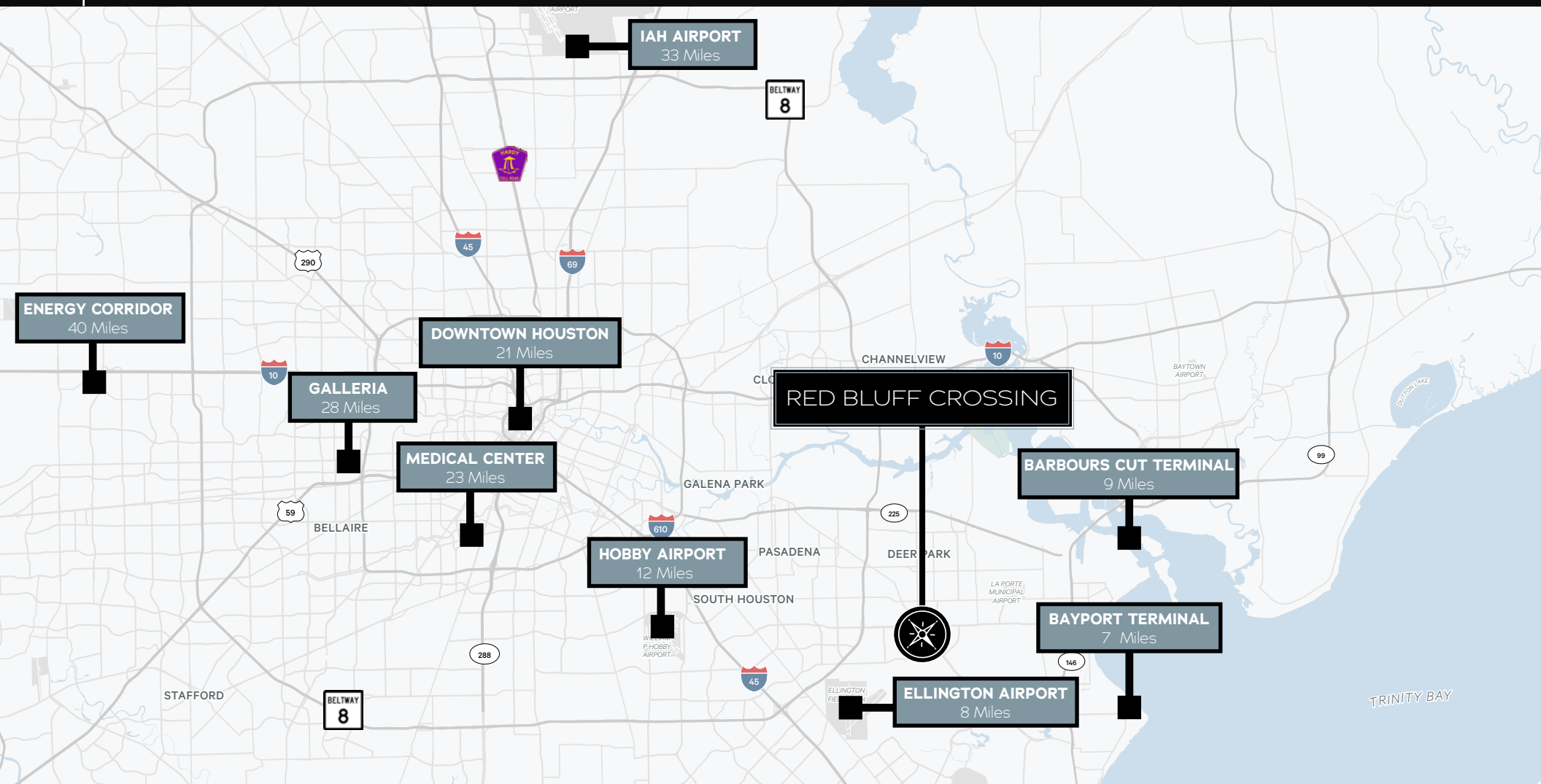


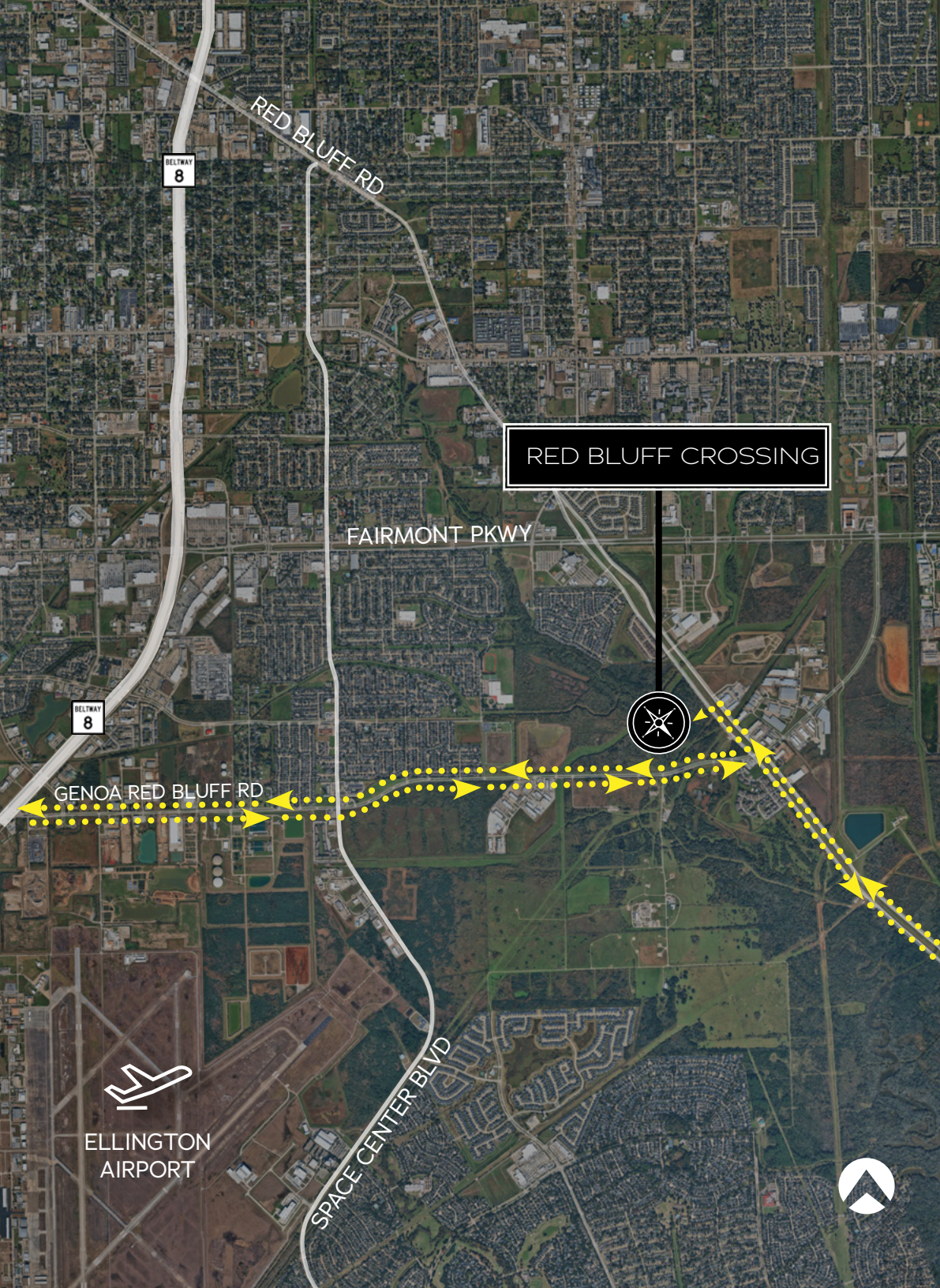
PARK OVERVIEW

RED BLUFF CROSSING

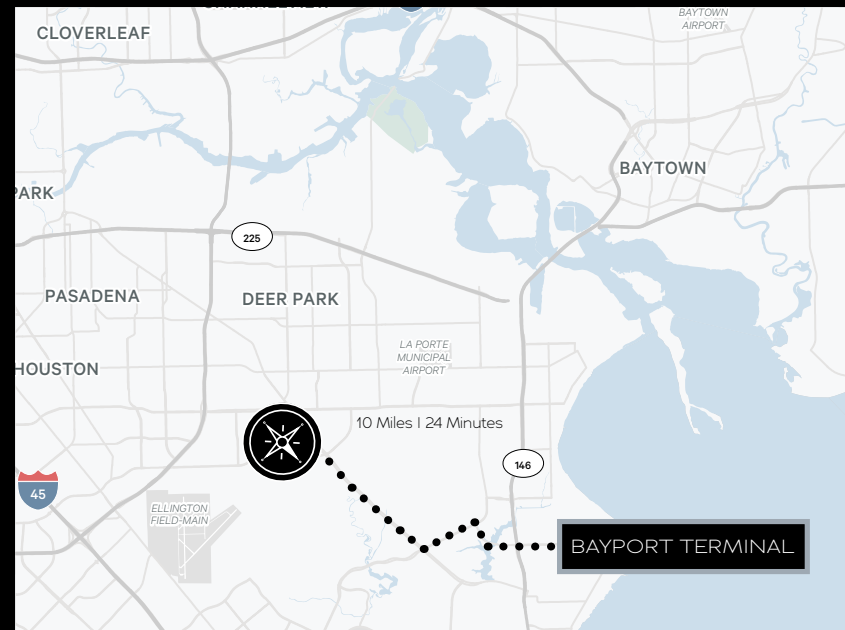
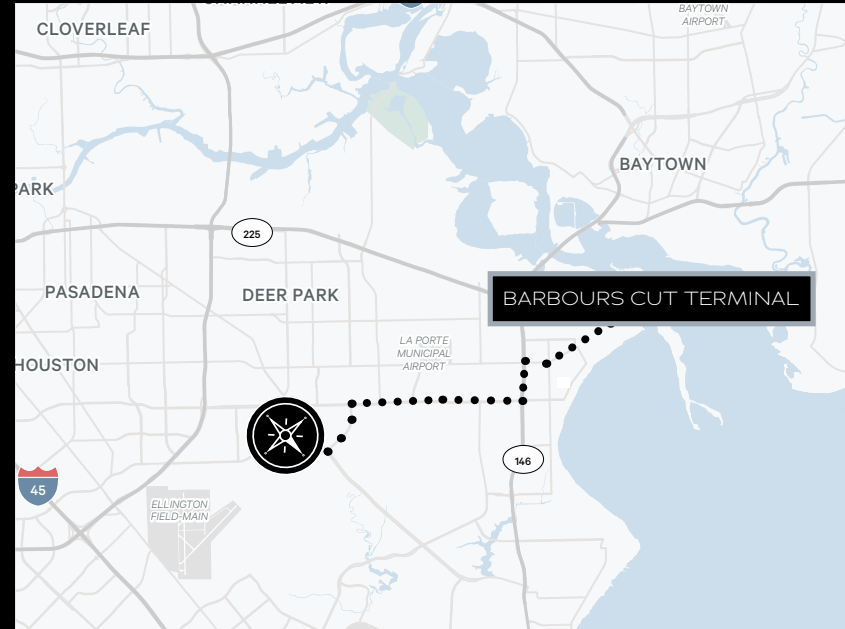
This new Class-A distribution center is located in the heart of Southeast Houston with easy access to major highways and to the Port of Houston. Red Bluff Crossing offers ideal regional connectivity and irreplaceable location South of the ship channel.

In addition to location, this ±424,596 SF cross dock distribution center is equipped with the best-in-class features, including 40' clear height, 86 trailer stalls, 245 auto parks (with the ability to add an additional 118 spots), 79 dock high doors and 8000 amps of power.





INGRESS/EGRESS & LOCAL TERMINAL ACCESS





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**CROW
HOLDINGS**
CAPITAL



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