

# WESTPOINT 45

±728,080 SF - CROSS DOCK  
AVAILABLE FOR LEASE  
410 WEST ROAD, HOUSTON, TX 77038



[VIDEO TOUR HERE](#)

A DEVELOPMENT BY:



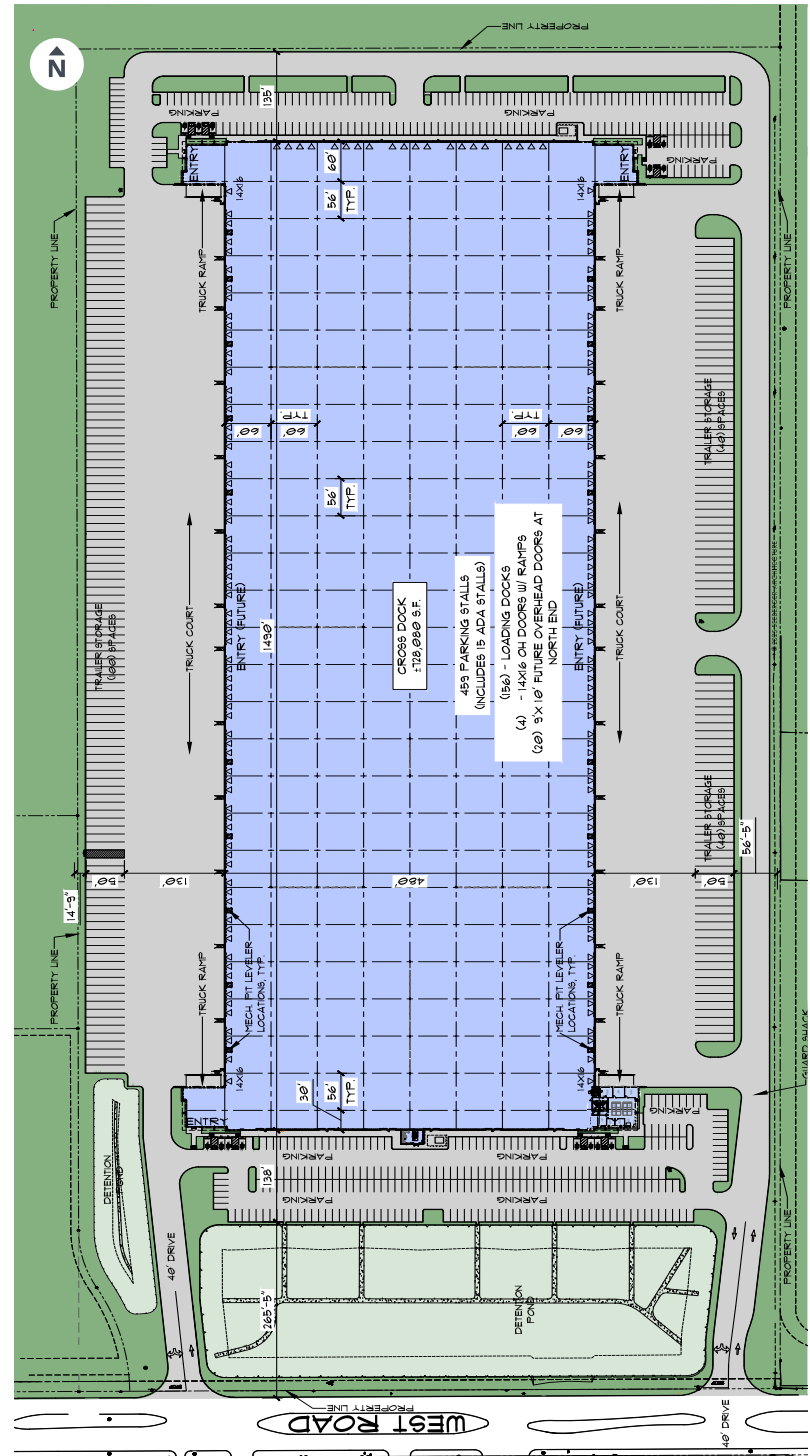
LEASING BY:



# SITE PLAN

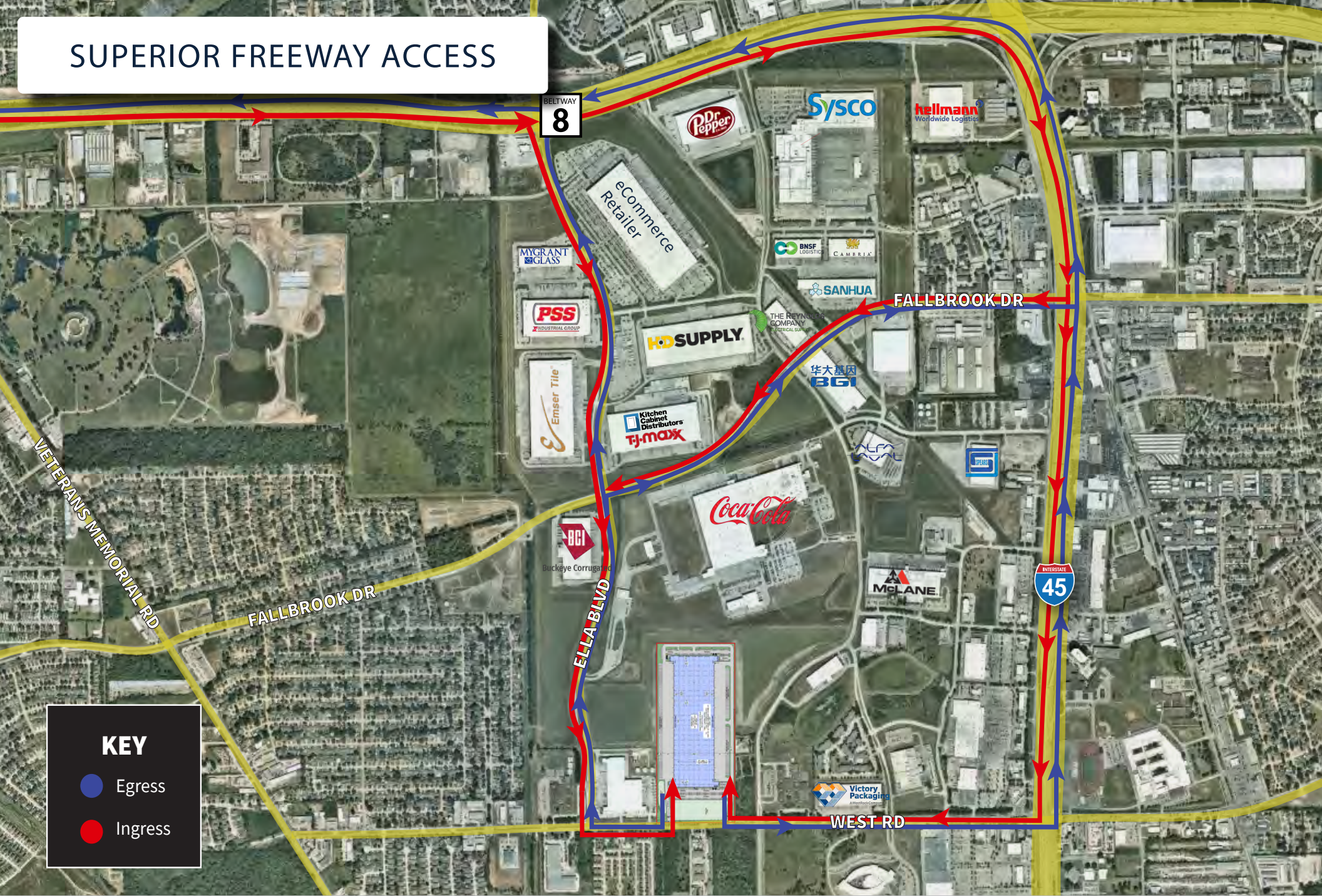


<b>Total SF:</b>	±728,080 SF (Cross Dock)
<b>Clear Height:</b>	40'
<b>Speed Bay Depth:</b>	60'
<b>Column Spacing:</b>	56' x 60'
<b>Floor Slab:</b>	8"
<b>Ramped Doors:</b>	4(12' x 14')
<b>Dock High Doors:</b>	156 (9' x 10') Capacity for 20 additional dock doors with 3-sided loading configuration
<b>Sprinkler:</b>	ESFR
<b>Building Depth:</b>	480'
<b>Parking Spaces:</b>	460 (Expandable)
<b>Truck Court:</b>	180'
<b>Trailer Parking:</b>	180 Spaces
<b>Power:</b>	Two (2) transformers providing 4,800 amps for the total building
<b>Office &amp; Prefinish:</b>	<ul style="list-style-type: none"> <li>Office Area: ±3,483 SF</li> <li>Warehouse Lighting: Motion Sensor LED</li> <li>Interior Warehouse delivered in White Box Condition</li> <li>Dock Levelers: Forty (40) - 40,000 lbs rating (20 installed and 20 for attic stock)</li> </ul>





# SUPERIOR FREEWAY ACCESS



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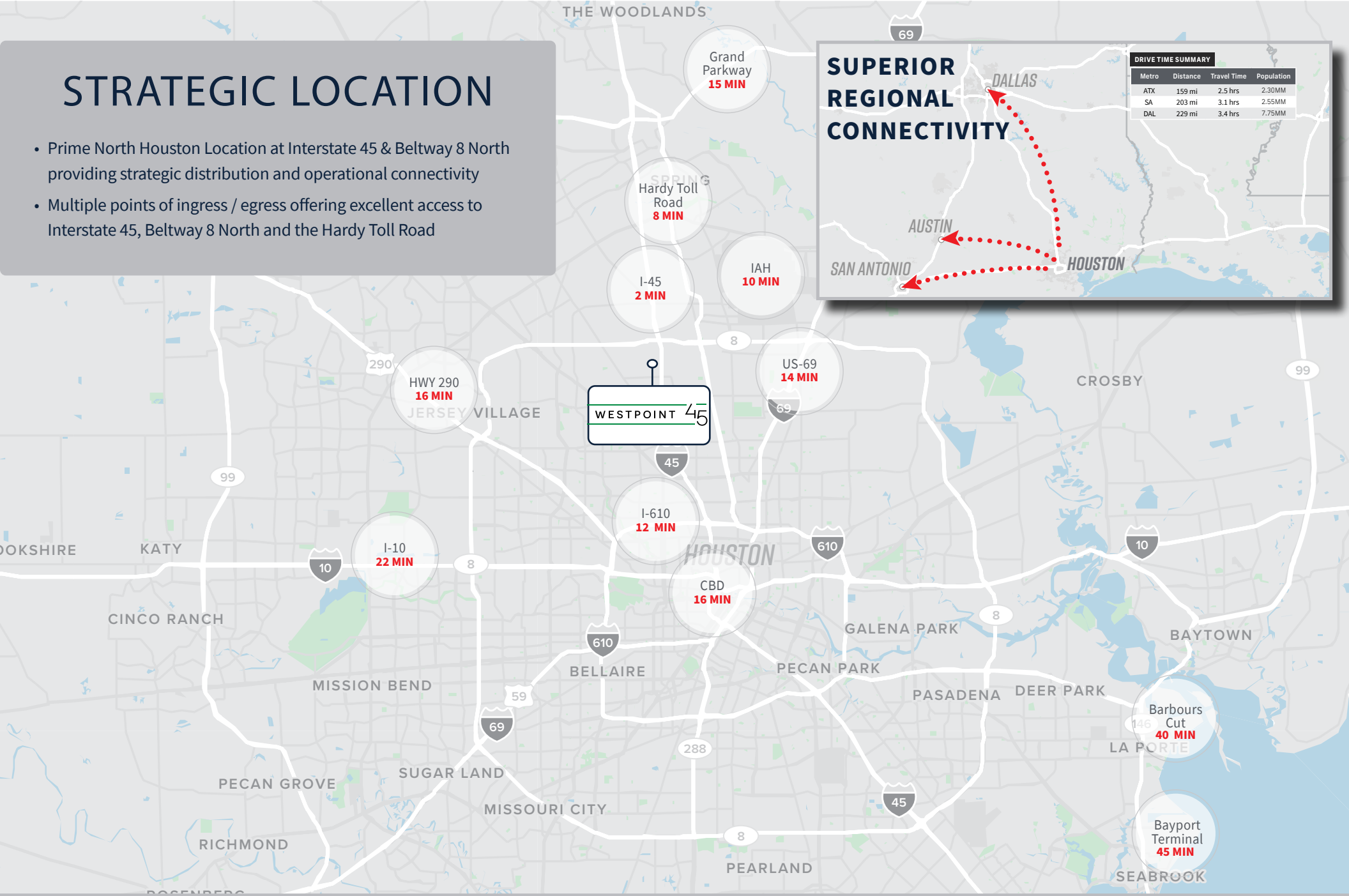


# STRATEGIC LOCATION

- Prime North Houston Location at Interstate 45 & Beltway 8 North providing strategic distribution and operational connectivity
- Multiple points of ingress / egress offering excellent access to Interstate 45, Beltway 8 North and the Hardy Toll Road

## SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	159 mi	2.5 hrs	2.30MM
SA	203 mi	3.1 hrs	2.55MM
DAL	229 mi	3.4 hrs	7.75MM



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