

# **HARDY** **INDUSTRIAL CENTER**

1202 FM 1960, HOUSTON, TX 77073  
BETWEEN I-45 & HARDY TOLL ROAD

**206,333 SF**  
**FOR SALE OR LEASE**



**±206,333 SF “CLASS A”**  
**OFFICE / WAREHOUSE / SHOWROOM**



- » Tiltwall Construction
- » 32' Clear Height
- » ±13.4 Acres
- » Cross Dock Configuration
- » ESFR Sprinklers
- » Office to Suit
- » ±40 Trailer Spaces
- » High Visibility Location
- » Ideal Distribution or Showroom Location
- » Near Bush Intercontinental Airport

DEVELOPED BY  
**VIGAVI** 

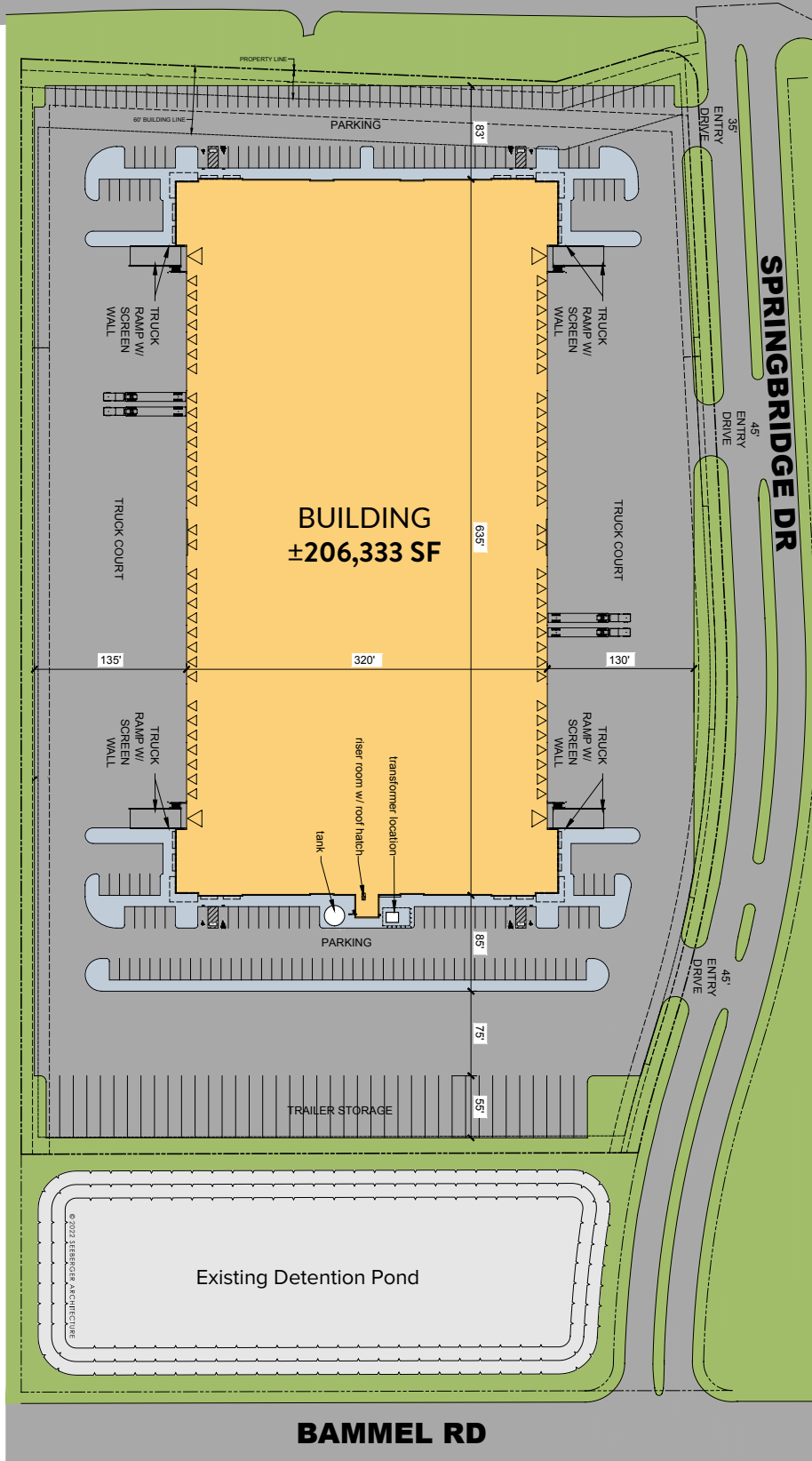
**Dalfen**  
INDUSTRIAL

**CBRE**

# SITE PLAN



**F.M. 1960**



## BUILDING HIGHLIGHTS

- »  $\pm 206,333$  SF Building
- » Tiltwall Construction
- »  $\pm 13.4$  Acres
- » Office: Build to Suit
- » Cross Dock Configuration
- » 32' Clear Height
- » 52' x 50' Column Spacing
- » 60' X 50' Speed Bay
- » 64 Dock High Doors
- » 4 Ramps
- » 130' Truck Court Depths
- » Building Depth: 320'
- »  $\pm 40$  Trailer Parking Spaces
- » 187 Car Parking Spaces
- » 6" Concrete Slab
- » 3 Phase, 480 V, 2,500 Amps
- » LED Lighting
- » ESFR Sprinklers



# SITE PLAN







#### Access to Major Roads:

- › Hardy Toll Road (0.36 miles)
- › I-45 (1.16 miles)
- › Grand Parkway (6.25 miles via I-45 N)
- › Beltway 8 (6.8 miles via I-45 S)

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