



Blue Ridge

COMMERCE CENTER

For Sale or Lease

STATE-OF-THE-ART, CLASS-A INDUSTRIAL PARK

Fort Bend Pkwy & McHard Rd | Houston, Fort Bend County, TX

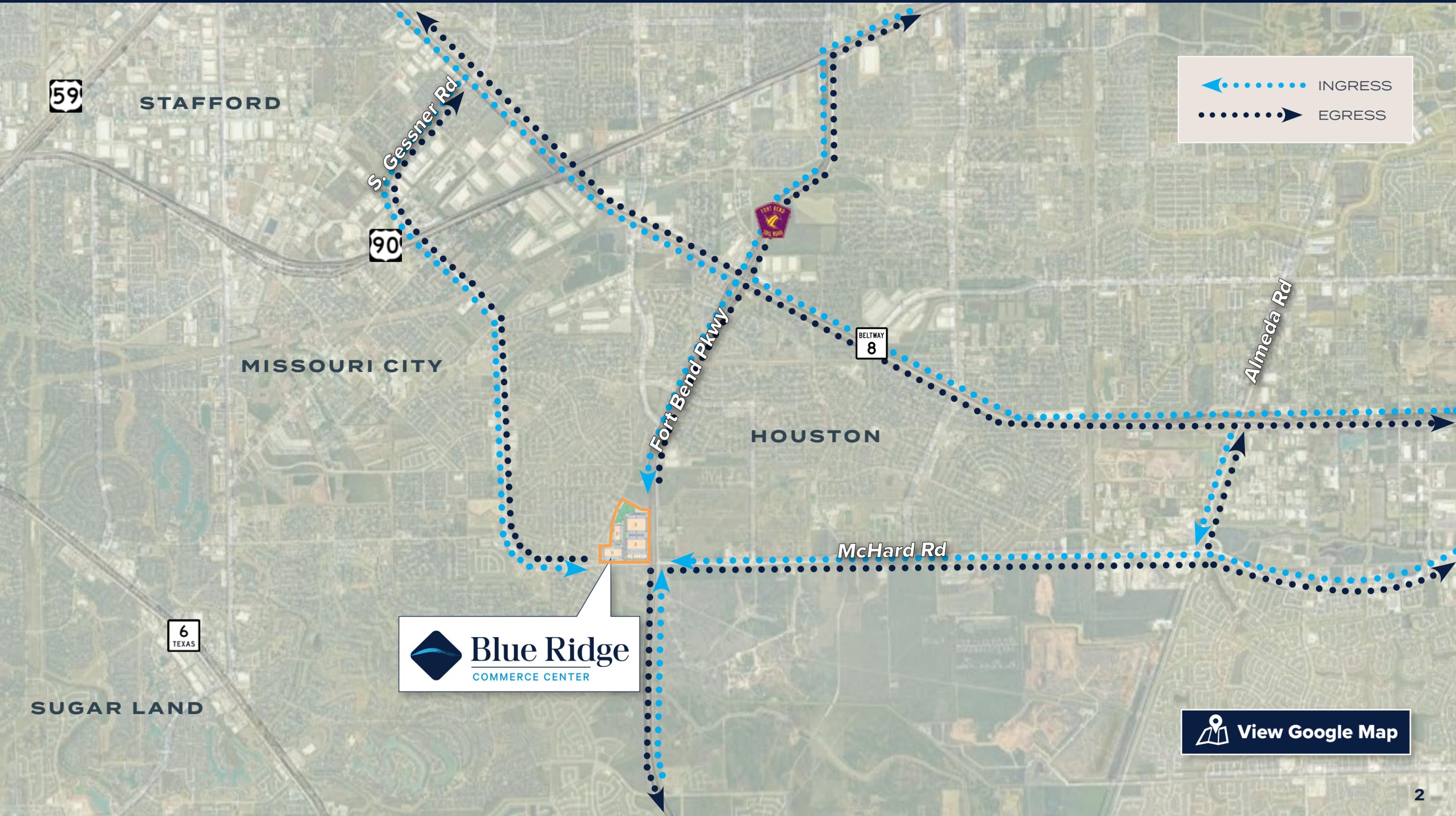


DELIVERING SUMMER 2025

Trammell Crow Company

Daiwa House Texas Inc. **CBRE**

PARK ACCESS



← INGRESS
→ EGRESS



Blue Ridge
COMMERCE CENTER

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AERIAL VIEW FACING NORTH



DOWNTOWN
HOUSTON

TEXAS MEDICAL
CENTER

NRG
PARK

BELTWAY
8



Blue Ridge
COMMERCE CENTER

Fort Bend Pkwy

McHard Rd

2

5

4

3

1



AERIAL VIEW FACING SOUTH



STATE-OF-THE-ART INDUSTRIAL PARK
DELIVERING SUMMER 2025



SITE PLAN

| Building ID | Size (SF) | Pursing LEED | Parking Spaces | Trailer Storage | Clear Height | Overhead Doors |
|-------------|-----------|--------------|----------------|-----------------|--------------|----------------------------|
| 1 | 256,990 | Yes | 147 | 33 | 36' | 72 (9'x10') 4 (12'x14') |
| 2 | 157,626 | Yes | 105 | N/A | 32' | 30 (9'x10') 2 (12'x14') |
| 3 | 153,928 | Yes | 172 | N/A | 28' | 52 (9'x10') 2 (12'x14') |
| 4 | 351,027 | Yes | 194 | 56 | 36' | 80 (9'x10') 4 (12'x14') |
| 5 | 430,988 | Yes | 236 | 107 | 36' | 80 (9'x10') 4 (12'x14') |

SUSTAINABILITY



LEED CERTIFICATION
ALL BUILDINGS

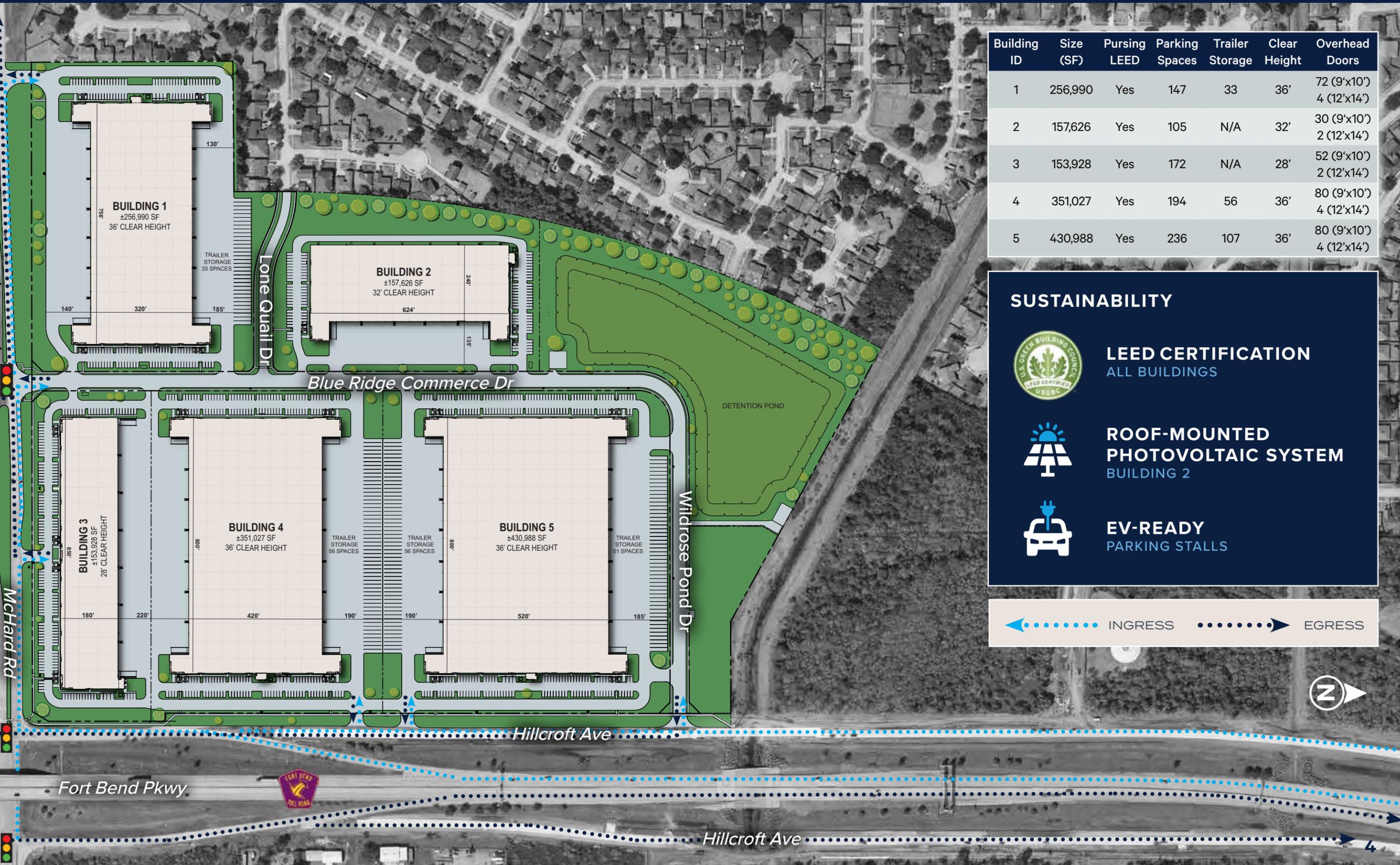


ROOF-MOUNTED PHOTOVOLTAIC SYSTEM
BUILDING 2



EV-READY PARKING STALLS

← INGRESS → EGRESS →



**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

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Trammell Crow Company

Daiwa House Texas Inc.

CBRE

Trammell Crow Company, founded in 1948, is one of the nation's leading developers, operators and investors in real estate. The company has developed or acquired over 2,900 properties with a value exceeding \$75 billion. The philosophy of Trammell Crow Company is built upon the commitment of servicing the needs of its customers, employees and communities through a network of local partners who understand the specific dynamics of their local markets.

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DESTINATION MAP

1. Sugar Land Regional Airport (12 miles)
2. Texas Medical Center (12 miles)
3. Galleria (14 miles)
4. Hobby Airport (20 miles)
5. Downtown Houston (21 miles)
6. Energy Corridor (21 miles)
7. Ellington Field Airport (23 miles)
8. Bayport Terminal (35 miles)
9. Barbours Cut Container Terminal (36 miles)
10. Bush Intercontinental Airport (42 miles)

○ Destination — Route

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