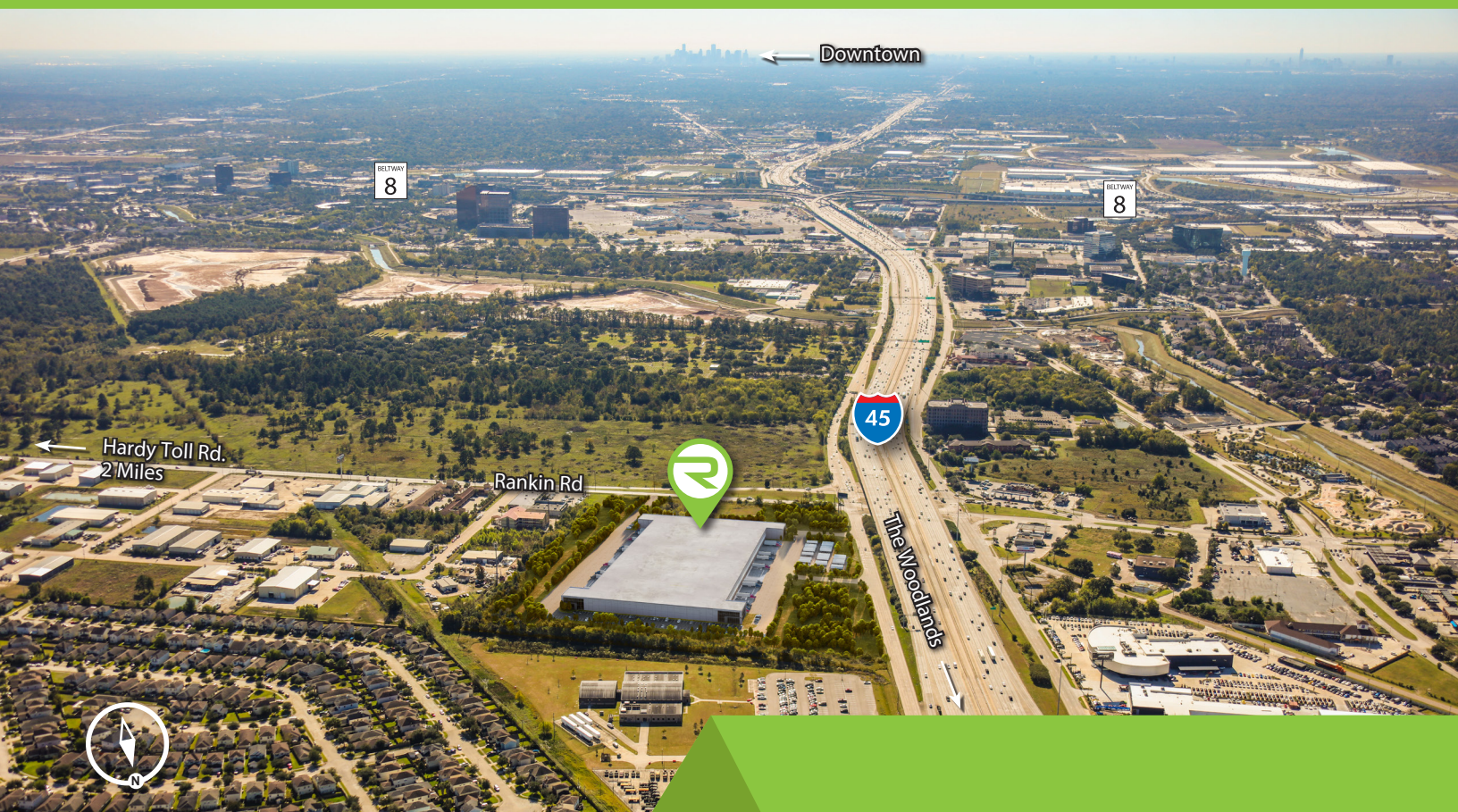


# RANKIN 45 DISTRIBUTION CENTER



PROPOSED  
**±348,120 SF**

**RANKIN ROAD & I-45**  
13800 NORTH FREEWAY  
HOUSTON, TX 77090

## PROPERTY HIGHLIGHTS

- ± 348,120 SF
- 32' Clear Height
- 265 Parking Spaces
- ESFR Sprinklered
- 21 Trailers Parks
- 60' Speed Bays
- 52' Column Spacing
- 4 Drive-up Ramps
- Ability to fence and fully secure entire facility
- Corner of Rankin Rd & I-45
- Immediate Access to I-45 and 2 miles from Hardy Toll Road
- 3 miles to Beltway 8

A Development of:

**Trammell Crow Company**

 CLARION PARTNERS

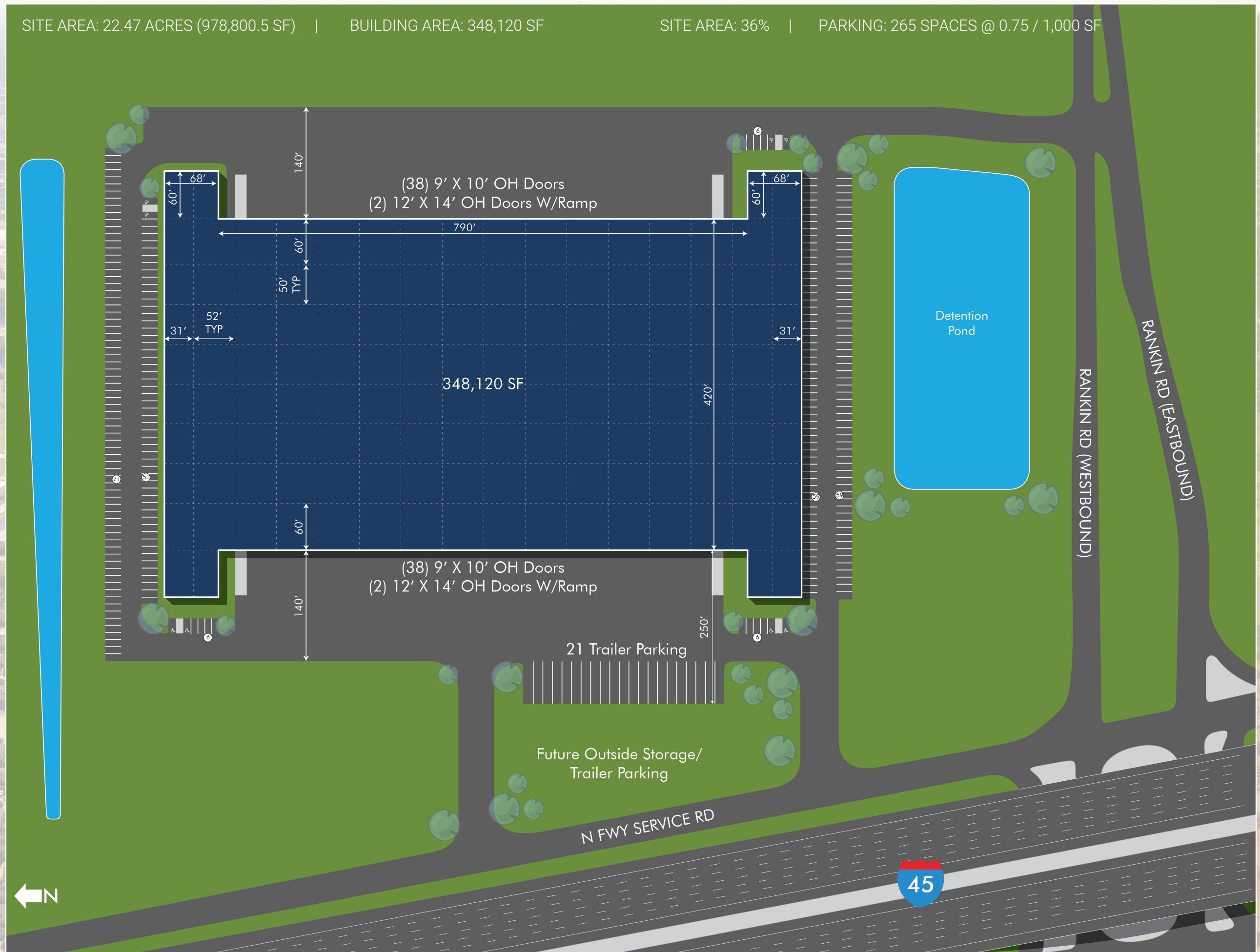
**CBRE**

SITE AREA: 22.47 ACRES (978,800.5 SF) |

BUILDING AREA: 348,120 SF

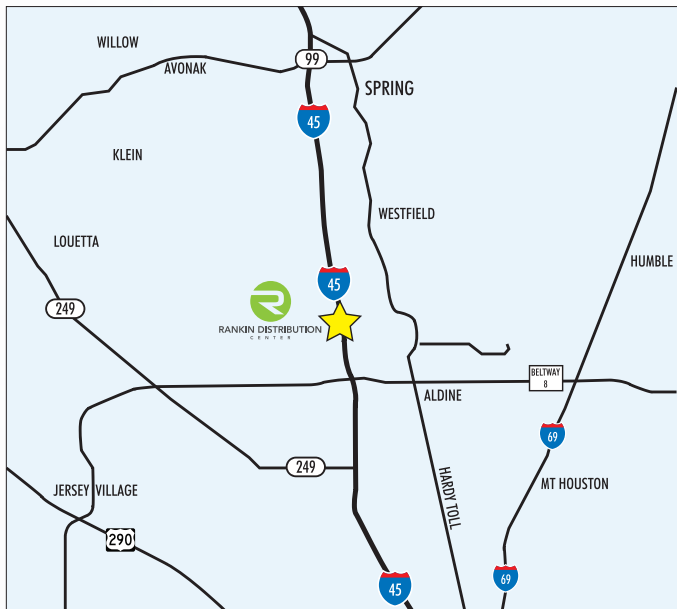
SITE AREA: 36% |

PARKING: 265 SPACES @ 0.75 / 1,000 SF





**RANKIN ROAD & I-45**  
13800 NORTH FREEWAY, HOUSTON, TX 77090



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