



C5LC AT AIRTEX BUILDING B

20440 West Hardy Road, Houston, TX

+/- 245,574 SF Available for Lease Q1 2027



DEVELOPER

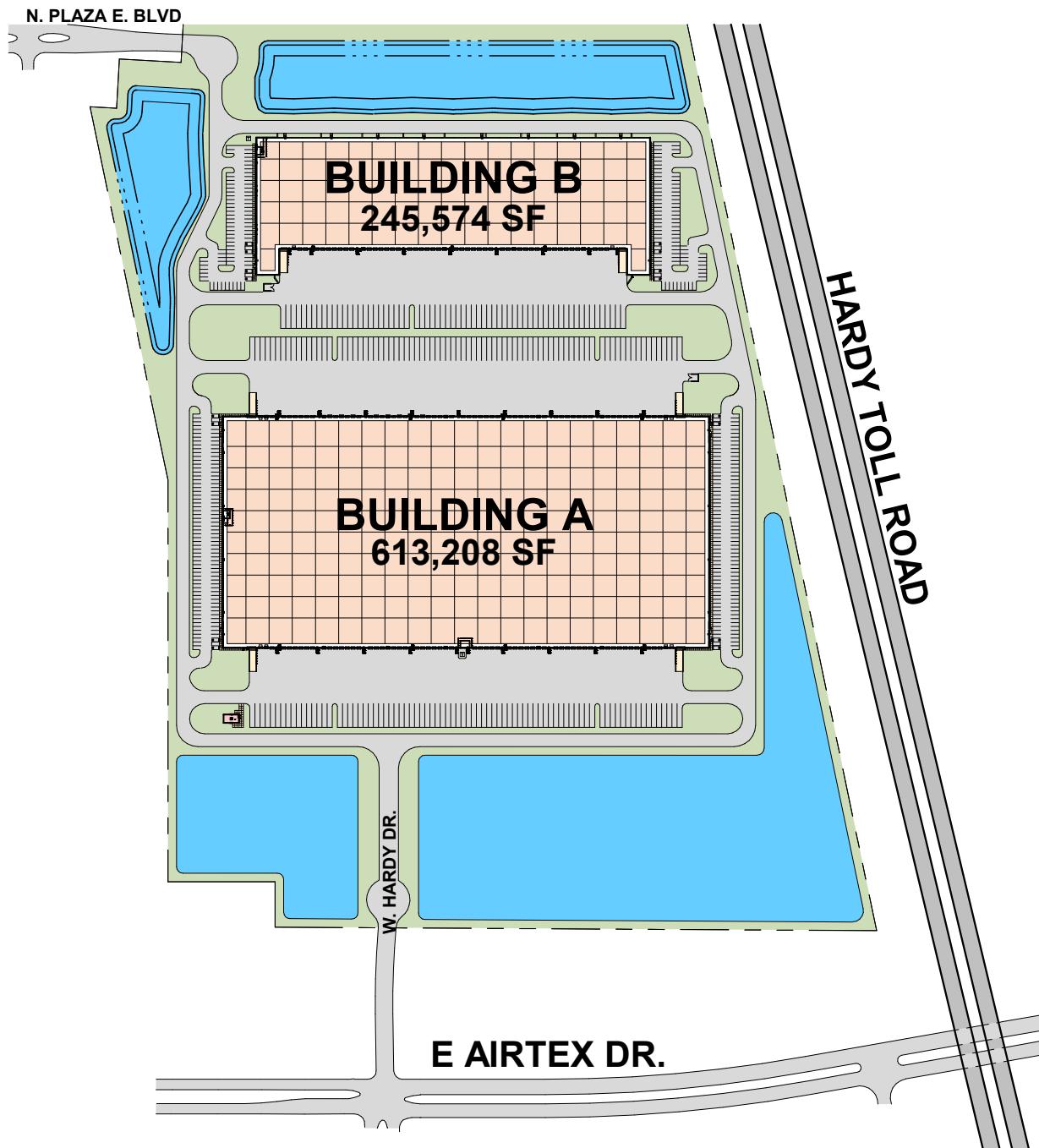


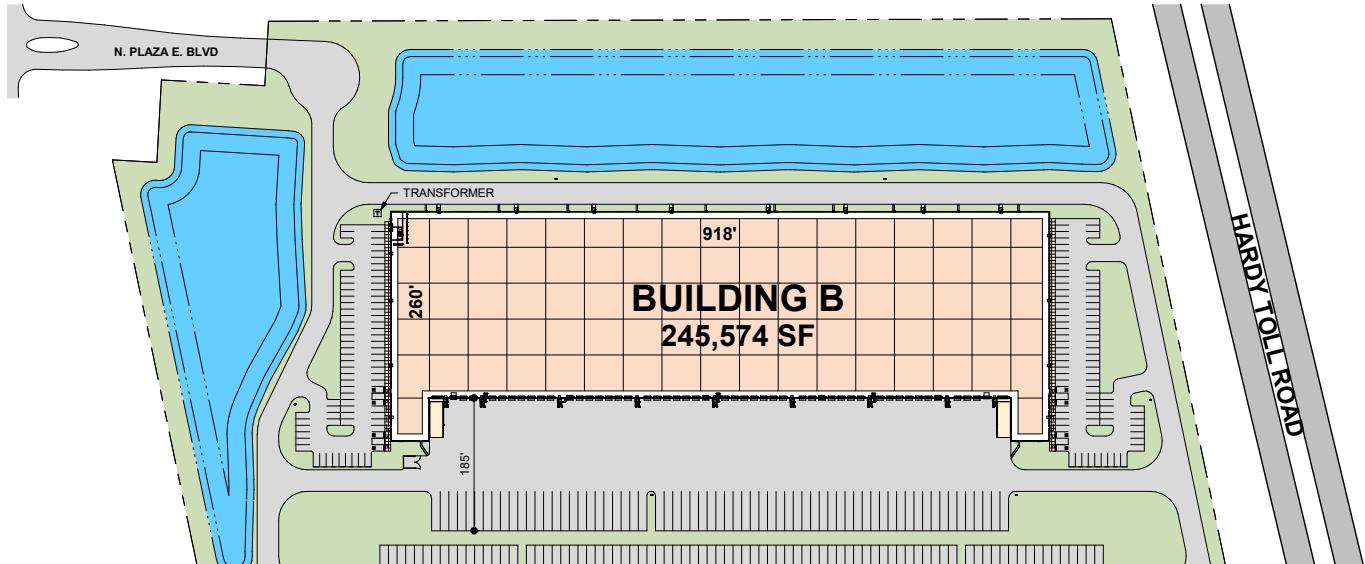
LEASING AGENT

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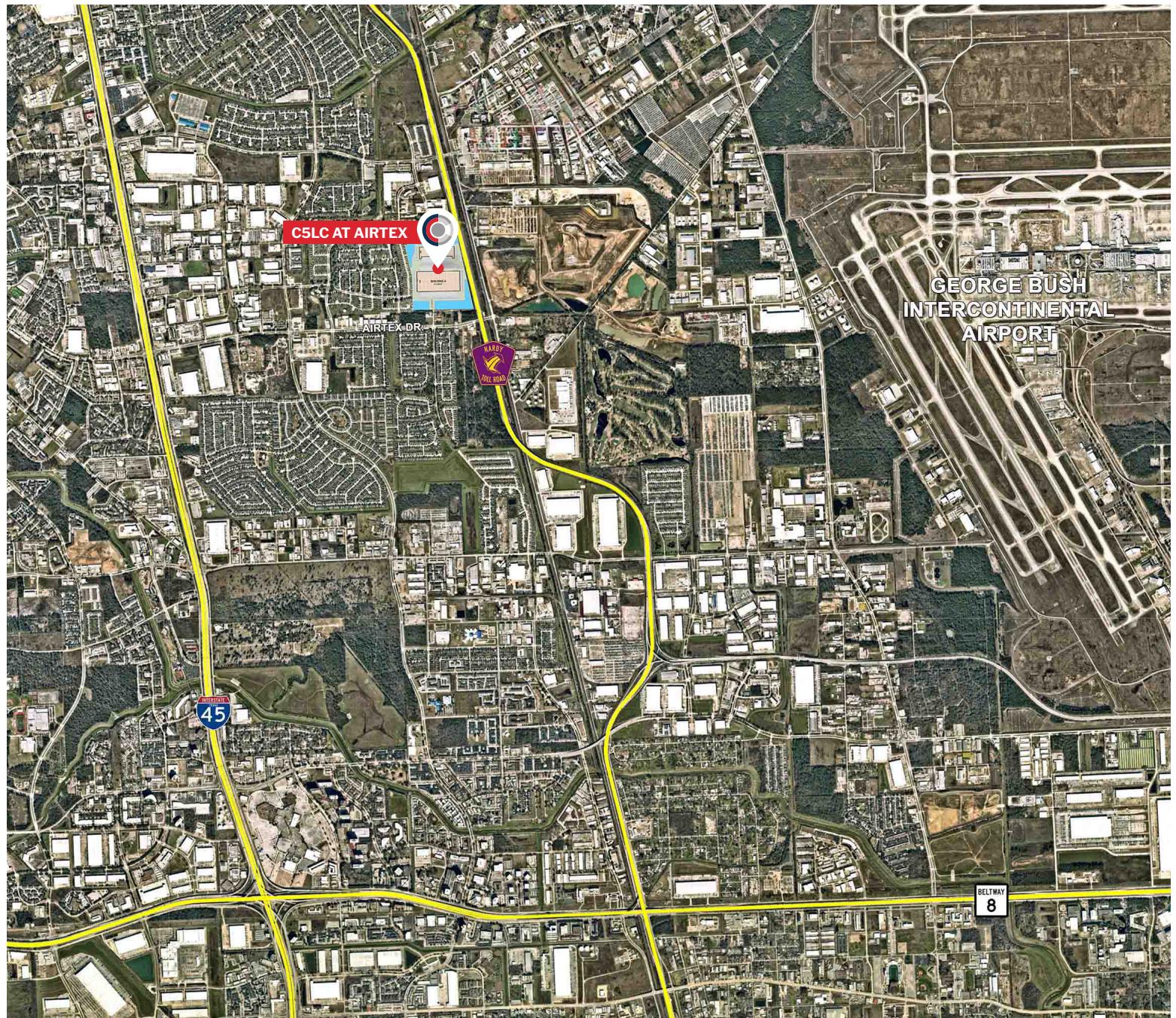
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BUILDING SPECIFICATIONS

Square Footage	+/- 245,574 SF
Site Area	+/- 22.68 acres
Configuration	Front Load
Column Spacing	50' x 54' with 60' x 54' speed bay
Slab Thickness	7" thick steel-reinforced (4,000 psi minimum), slab-on-grade. Vapor barrier under entire slab
Clear Height	32' Clear measured inside the first column line
Dock High Doors	49 - 9' x 10' insulated with vision panel
Drive-In Doors	2 - 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	160 auto spaces
Trailer Parking	66 trailer storage spaces
Sprinkler System	ESFR sprinkler system
Roof	60 mil, white TPO membrane, fully adhered with a 20-year warranty. Rigid Insulation with a total value of R30.



CORE5
INDUSTRIAL PARTNERS

John Leinbaugh
Vice President and
Regional Director
O 972.362.8730
jleinbaugh@c5ip.com

Liam Logan
Vice President-Investments
O 972.362.8727
llogan@c5ip.com



Garret Geaccone
Senior Vice President
O 409.789.9751
garret.geaccone@streamrealty.com

Boone Smith
Senior Vice President
O 281.726.1299
boone.smith@streamrealty.com