



# C5LC AT AIRTEX BUILDING B

20440 West Hardy Road, Houston, TX

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



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DEVELOPER



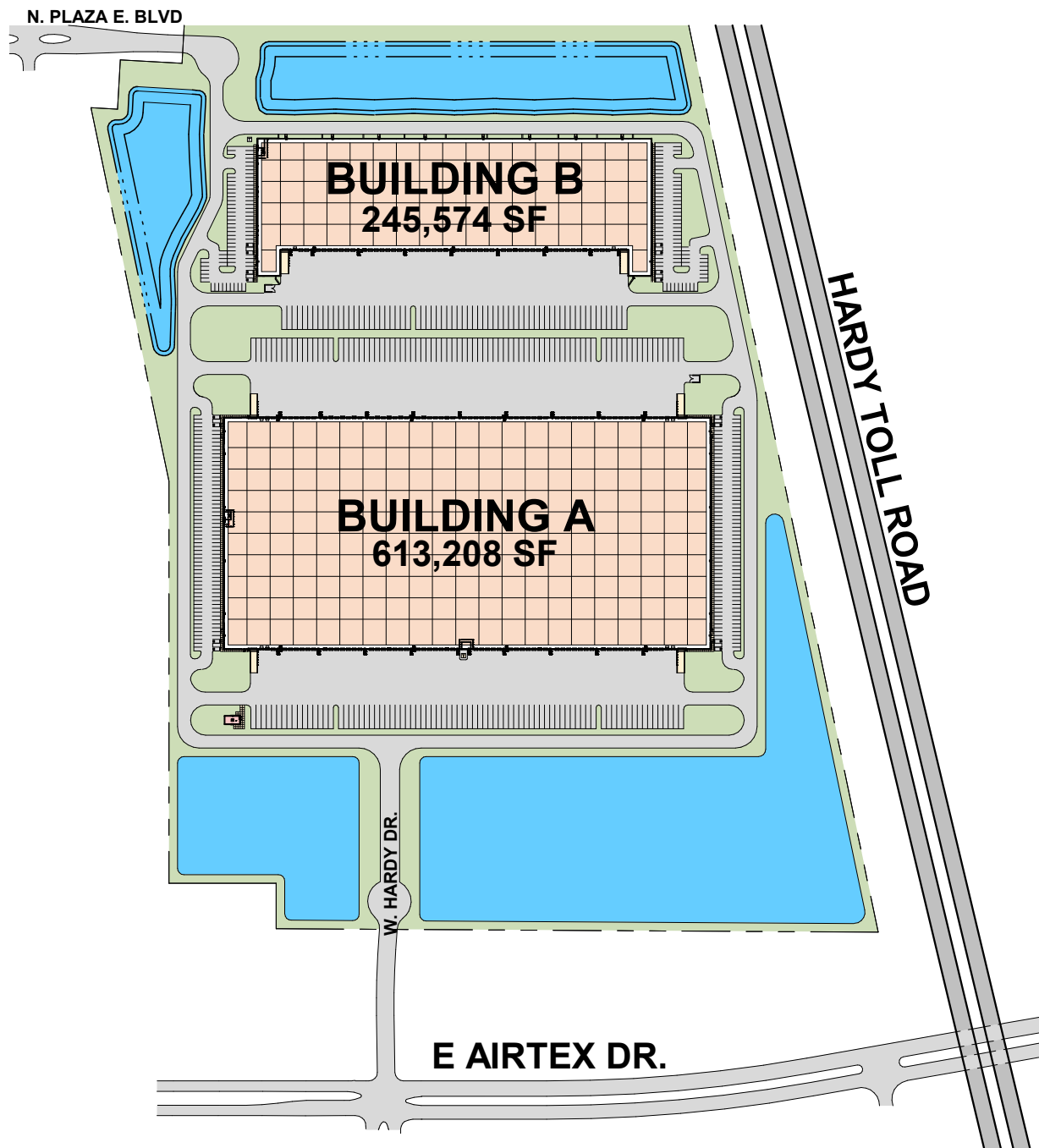
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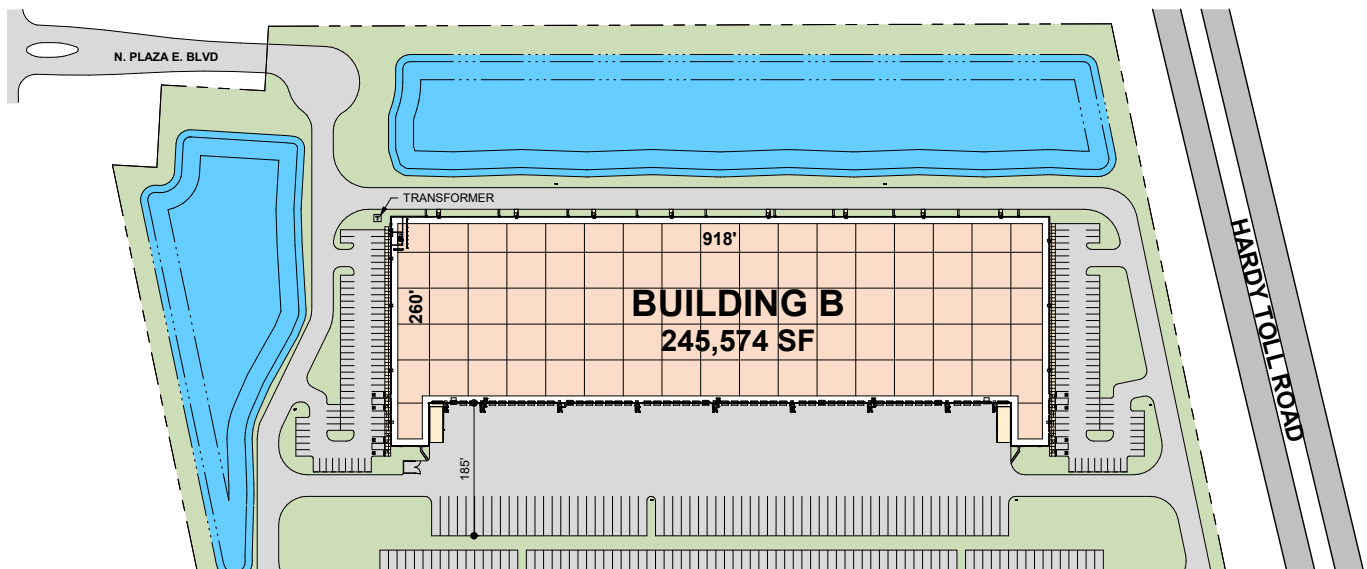
LEASING AGENT

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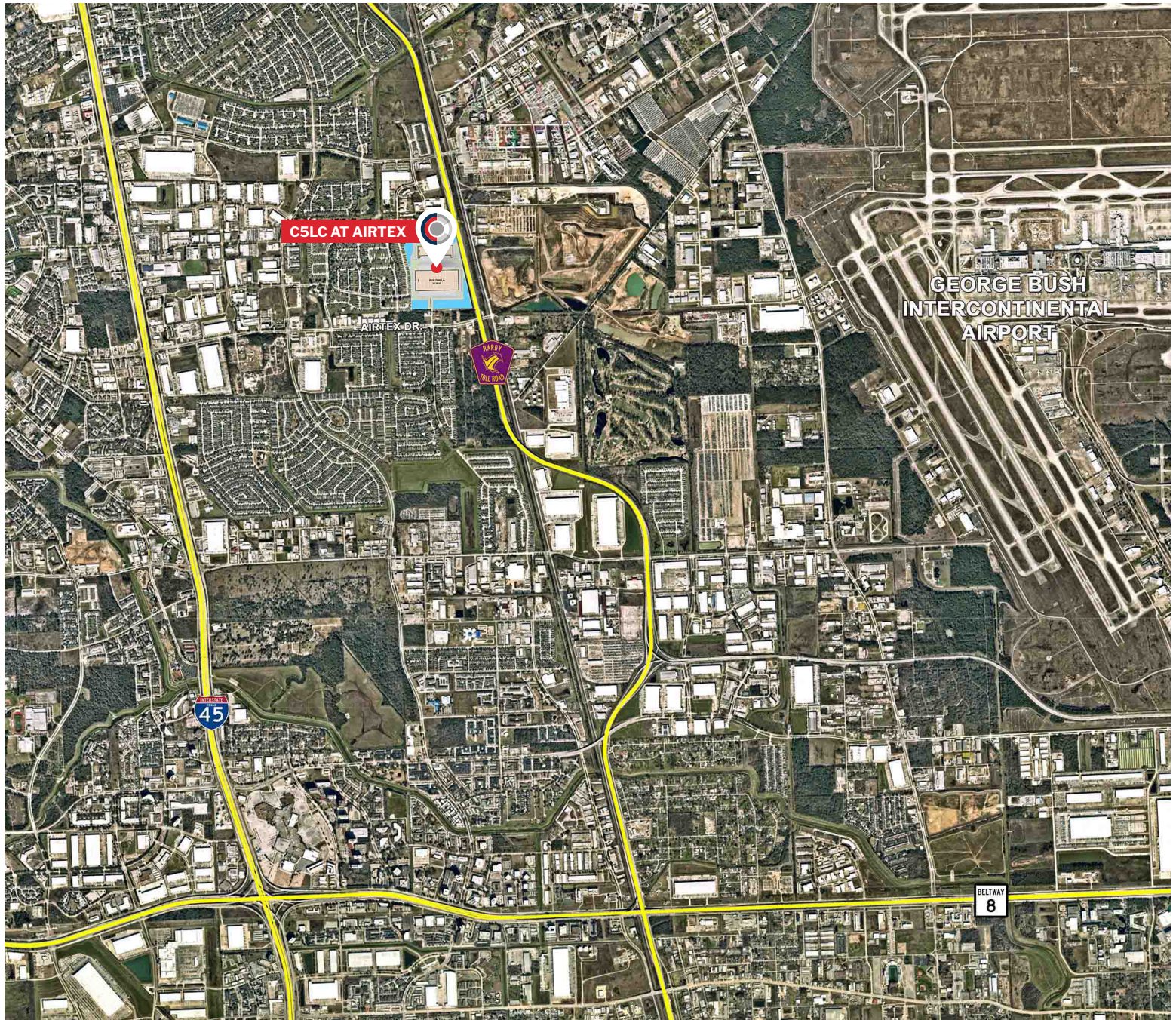




## BUILDING SPECIFICATIONS

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





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