



C5IP AT LEY ROAD

9255 Ley Road, Houston, Texas 77078

408,536 SF Available for Lease Q2 2025



DEVELOPER



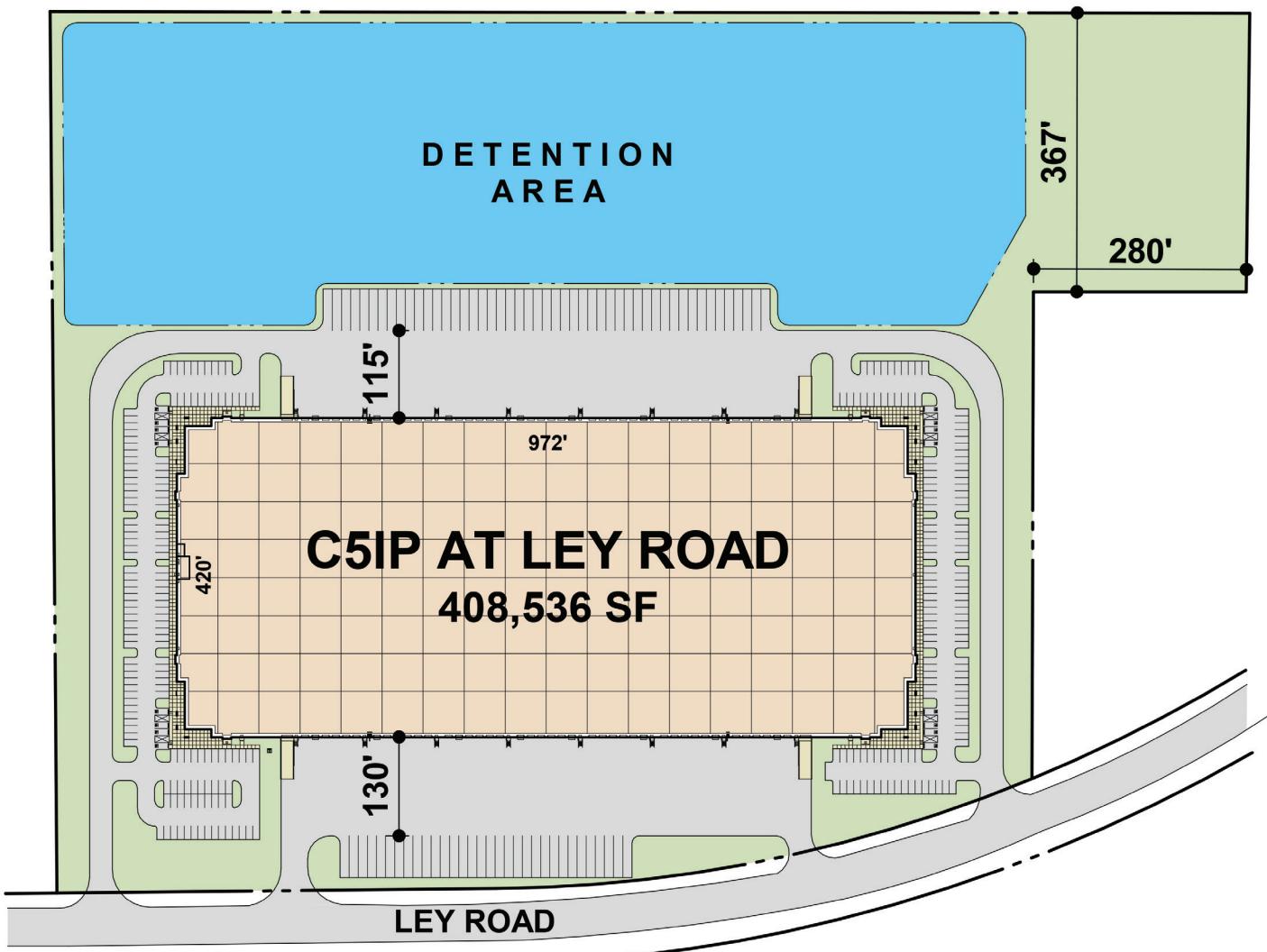
LEASING AGENT

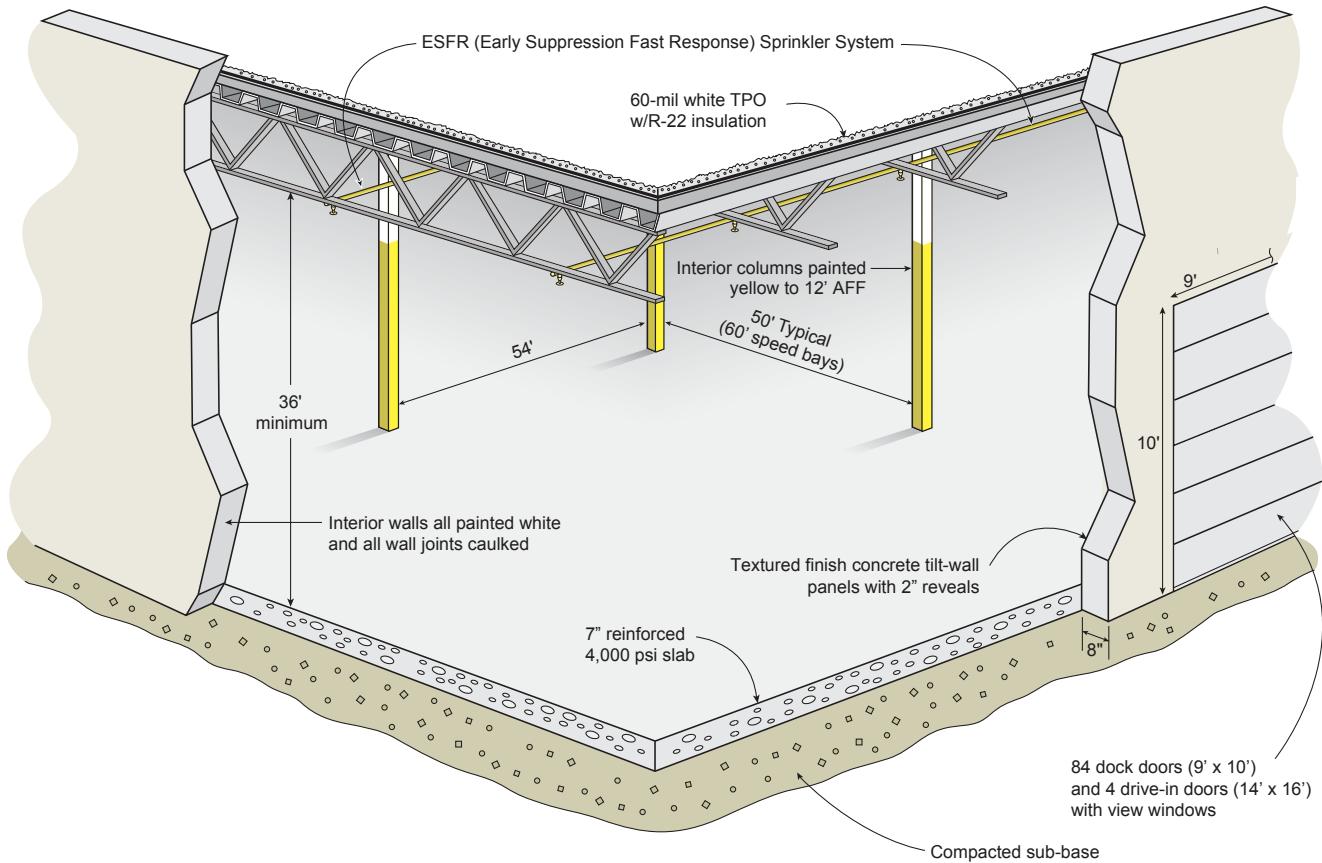
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C5IP at Ley Road is located in Houston, Texas approximately two miles from U.S. 90 and two miles from the 610 Loop with access along Ley Road. Close proximity to I-10 and Loop 610, the property represents Class A construction in the northeast Houston submarket. The property is ideally suited for both domestic and international business trades that require local, regional, and/or national distribution. C5IP at Ley Road offers a strong workforce infrastructure, as well as, access points to all areas of Houston including the Port of Houston.





BUILDING SPECIFICATIONS

Square Footage	408,536 SF (420' x 594')
Site Area	35.73 acres
Configuration	Crossdock
Column Spacing	54' wide x 50' deep (Typical) 54' wide x 60' deep (loading bays)
Clear Height	36' minimum at 1st interior column line
Dock High Doors	84 – 9' x 10'
Drive-In Doors	4 – 14' x 16' min
Truck Court Depth	130'/115' deep
Auto Parking	297
Trailer Storage	81
Electrical	Two (2) 1,500 KVA pad-mounted transformers (one per side) each transformer with switchgear providing up to 4,000 amp 480V/3 phase power
Sprinkler	ESFR sprinkler system
Roof	60-mil white TPO with R-22 insulation



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