



C5LC AT AIRTEX BUILDING A

20320 West Hardy Road, Houston, TX

+/- 613,208 SF Available for Lease Q1 2027



DEVELOPER

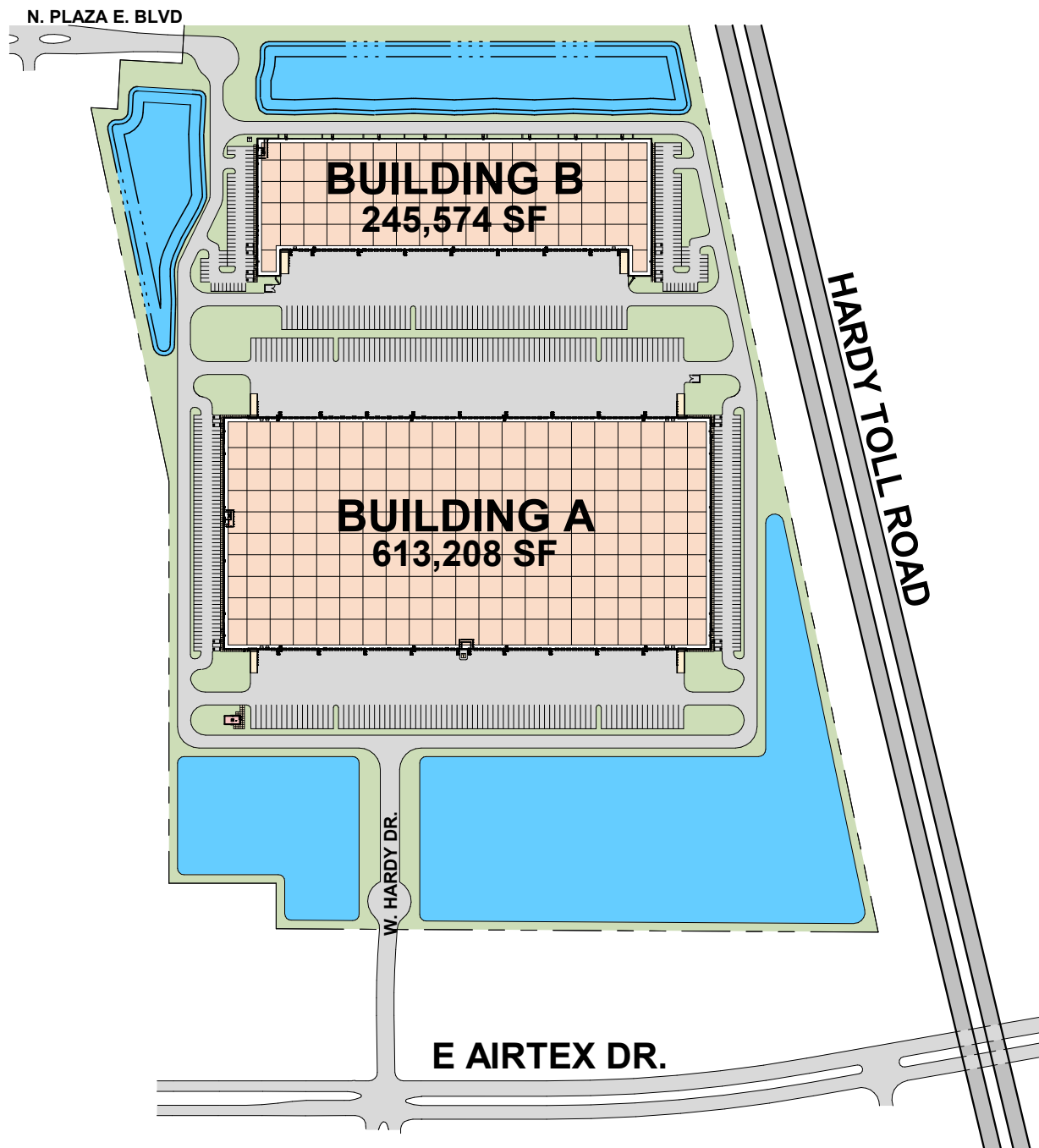


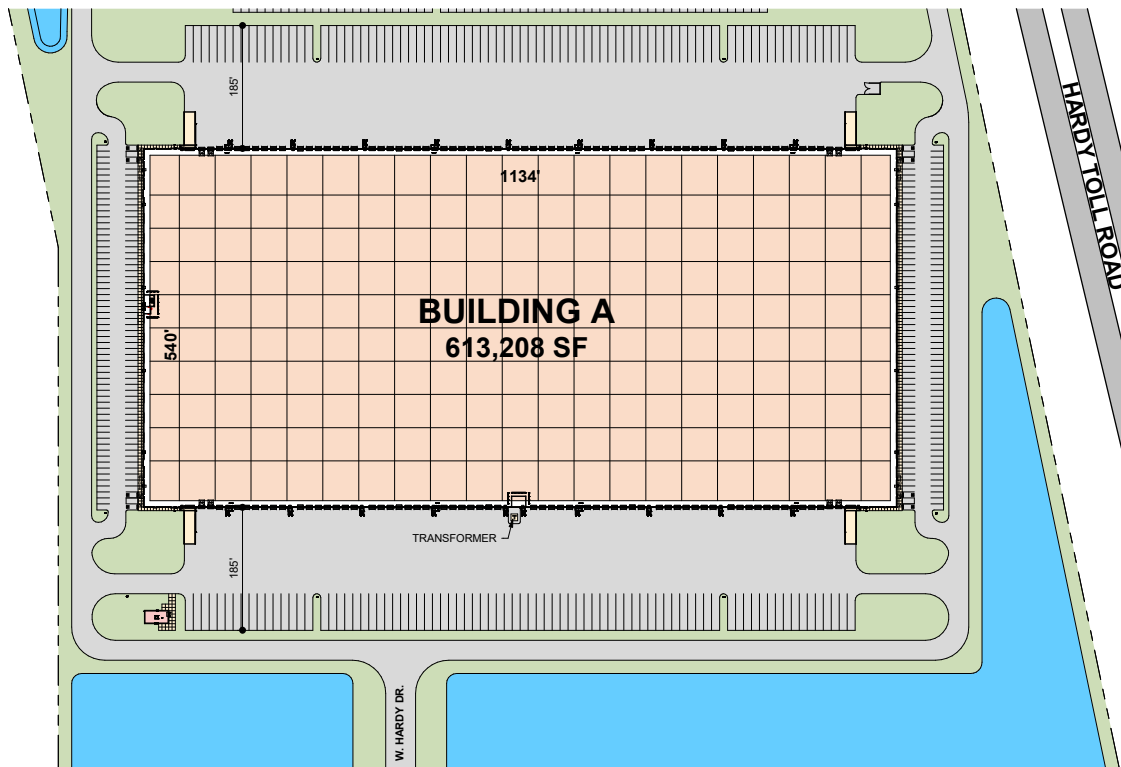
LEASING AGENT

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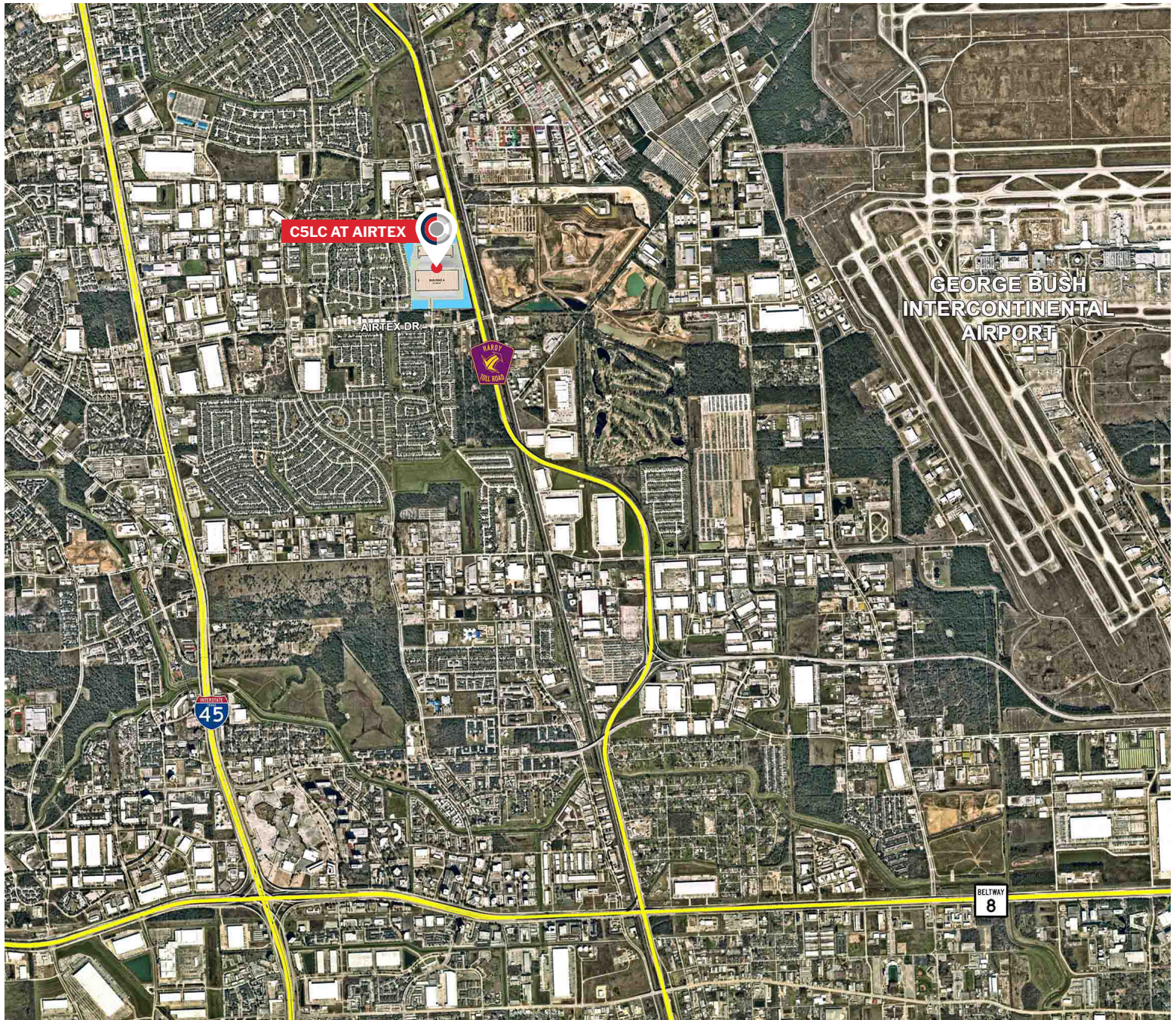
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BUILDING SPECIFICATIONS

| | |
|--------------------------|--|
| Square Footage | +/- 613,208 SF |
| Site Area | +/- 47.42 acres |
| Configuration | Cross Dock |
| Column Spacing | 50' x 54' with 70' x 54' speed bays |
| Slab Thickness | 8" thick steel-reinforced (4,000 psi minimum), slab-on-grade. Vapor barrier under each end bay. |
| Clear Height | 40' clear measured inside the first column line |
| Dock High Doors | 124 – 9' x 10' insulated with vision panel |
| Drive-In Doors | 4 – 14' x 16' ramped |
| Truck Court Depth | 185' |
| Auto Parking | 240 auto spaces |
| Trailer Parking | 164 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 R16.2 (final design still underway). |



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