



C5LC AT AIRTEX BUILDING A

20320 West Hardy Road, Houston, TX

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



DEVELOPER

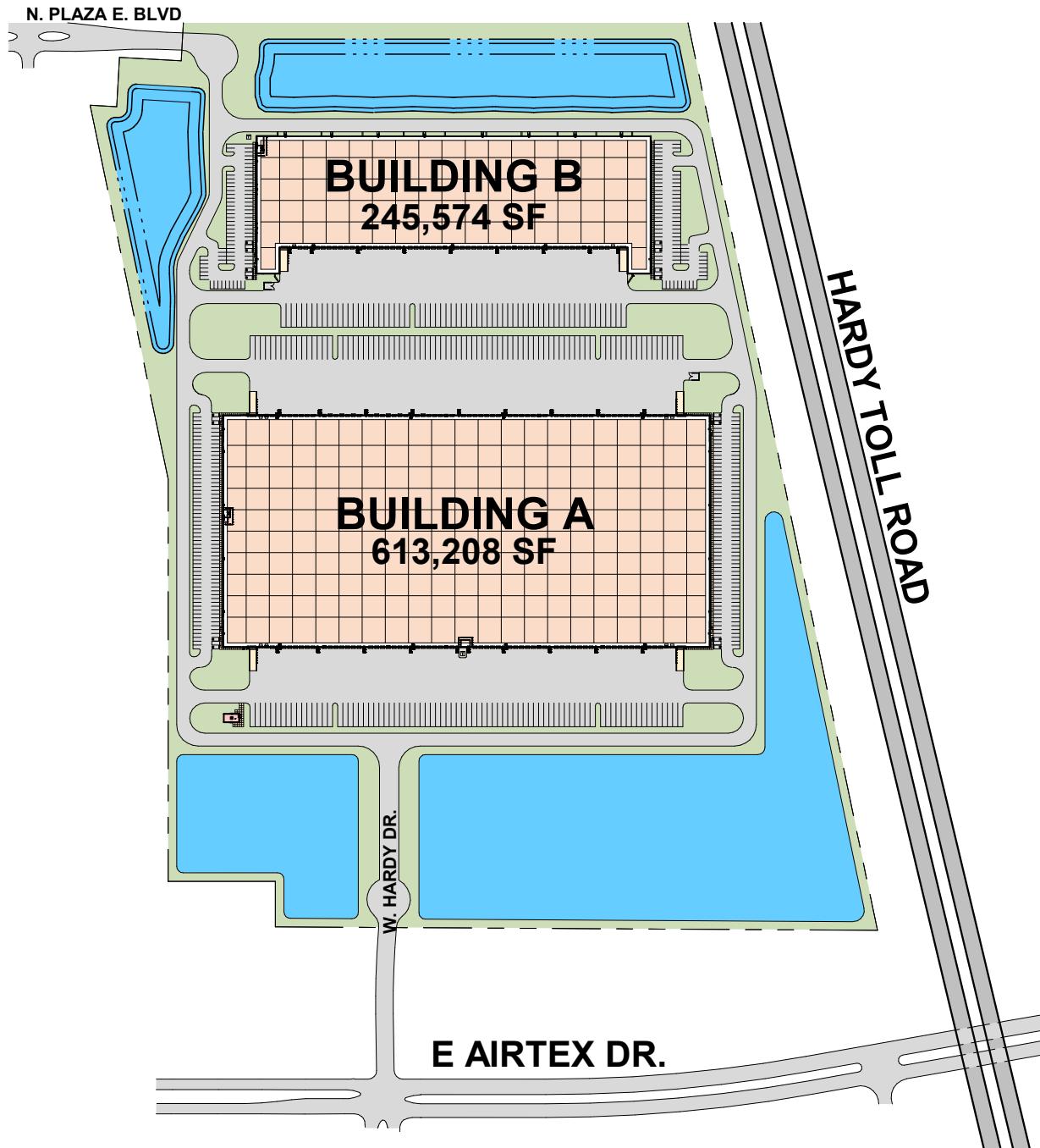


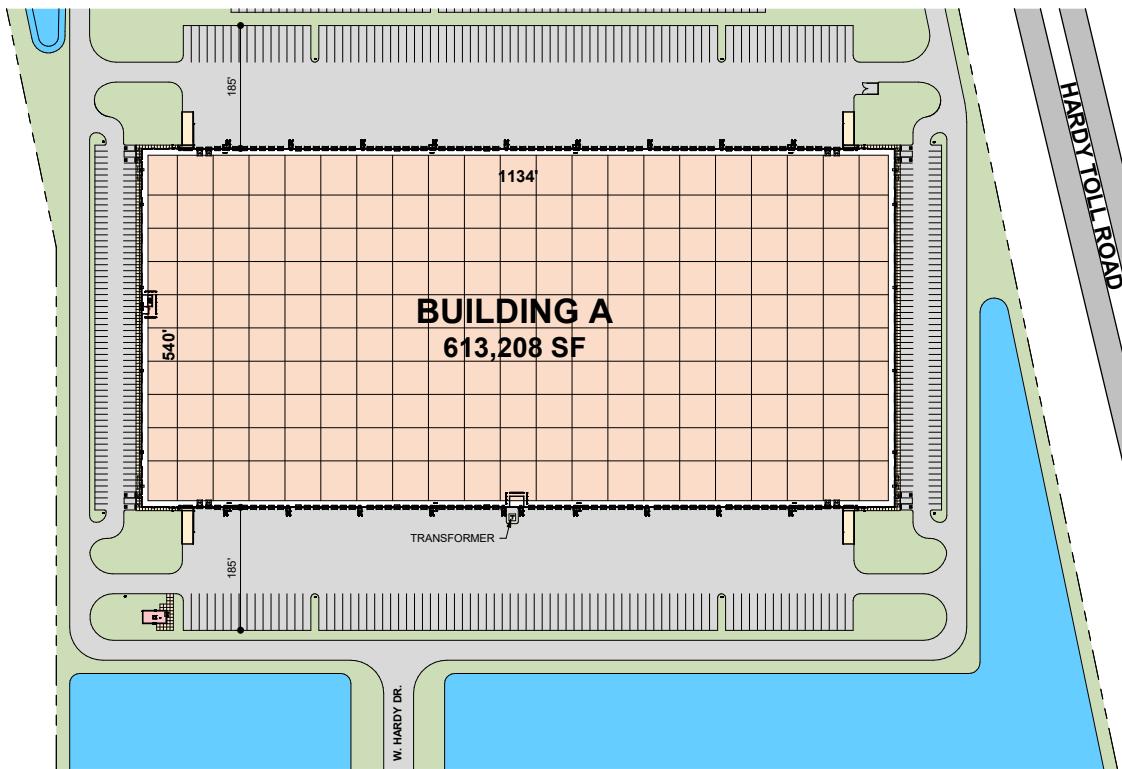
LEASING AGENT

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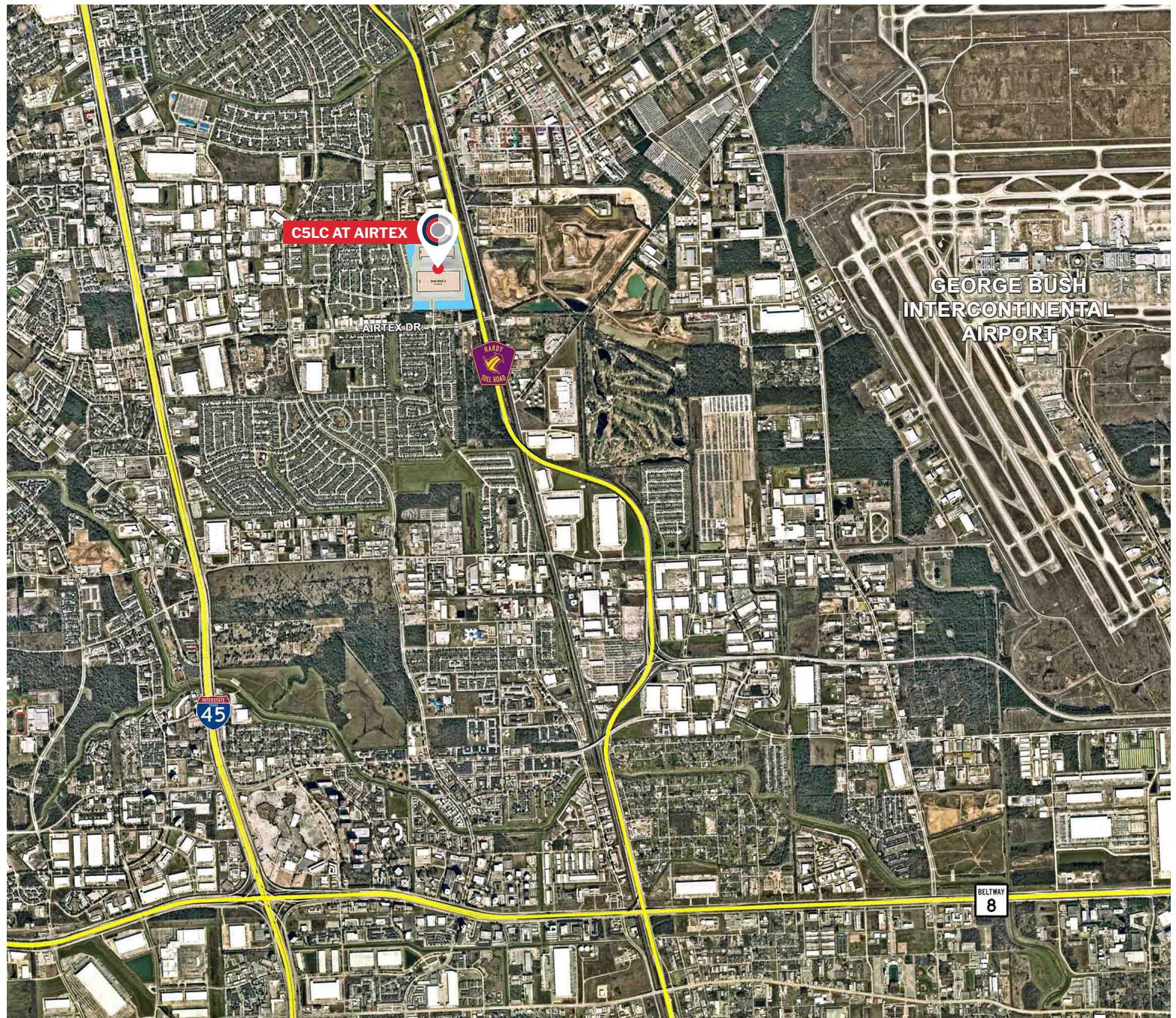
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BUILDING SPECIFICATIONS

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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