



AVAILABLE FOR SALE OR LEASE
TWO-BUILDING, INDUSTRIAL DEVELOPMENT
FRONT-LOAD - 80,340 SF | CROSS-DOCK - 272,160 SF
— Q4 2026 DELIVERY —



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LOVETT
INDUSTRIAL



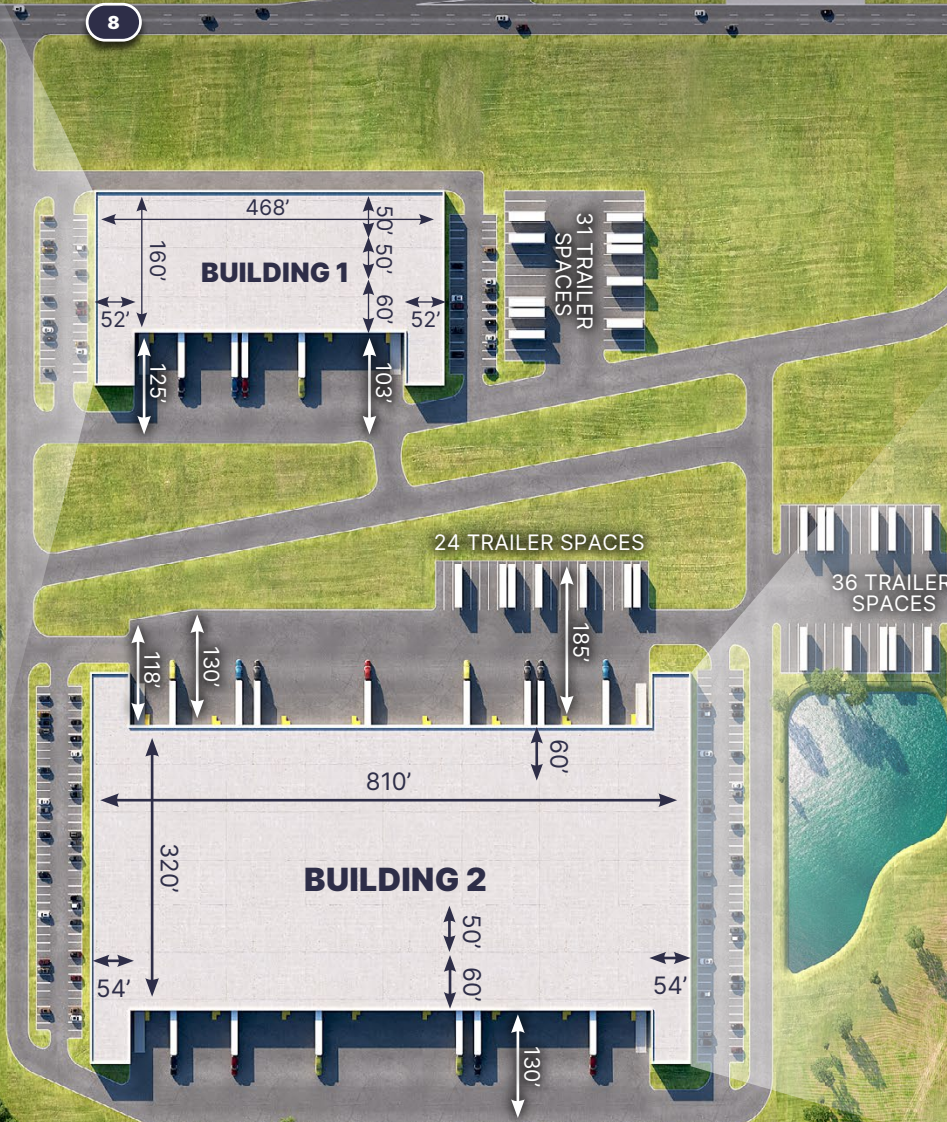
PROPERTY SPECIFICATIONS



SAM HOUSTON TOLLWAY

BUILDING 1

TOTAL SF	80,340
OFFICE SF	BTS
CONFIGURATION	FRONT-LOAD
BUILDING DEPTH	160'
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 52'
SPEED BAY	60'
DOCK HIGH DOORS	21
RAMPS	2
SPRINKLER	ESFR
AUTO PARKING	78 SPACES
TRUCK COURT DEPTH	103'-125'
TRAILER PARKING	31 SPACES
LIGHTING	LED LIGHTS
POWER	TBD



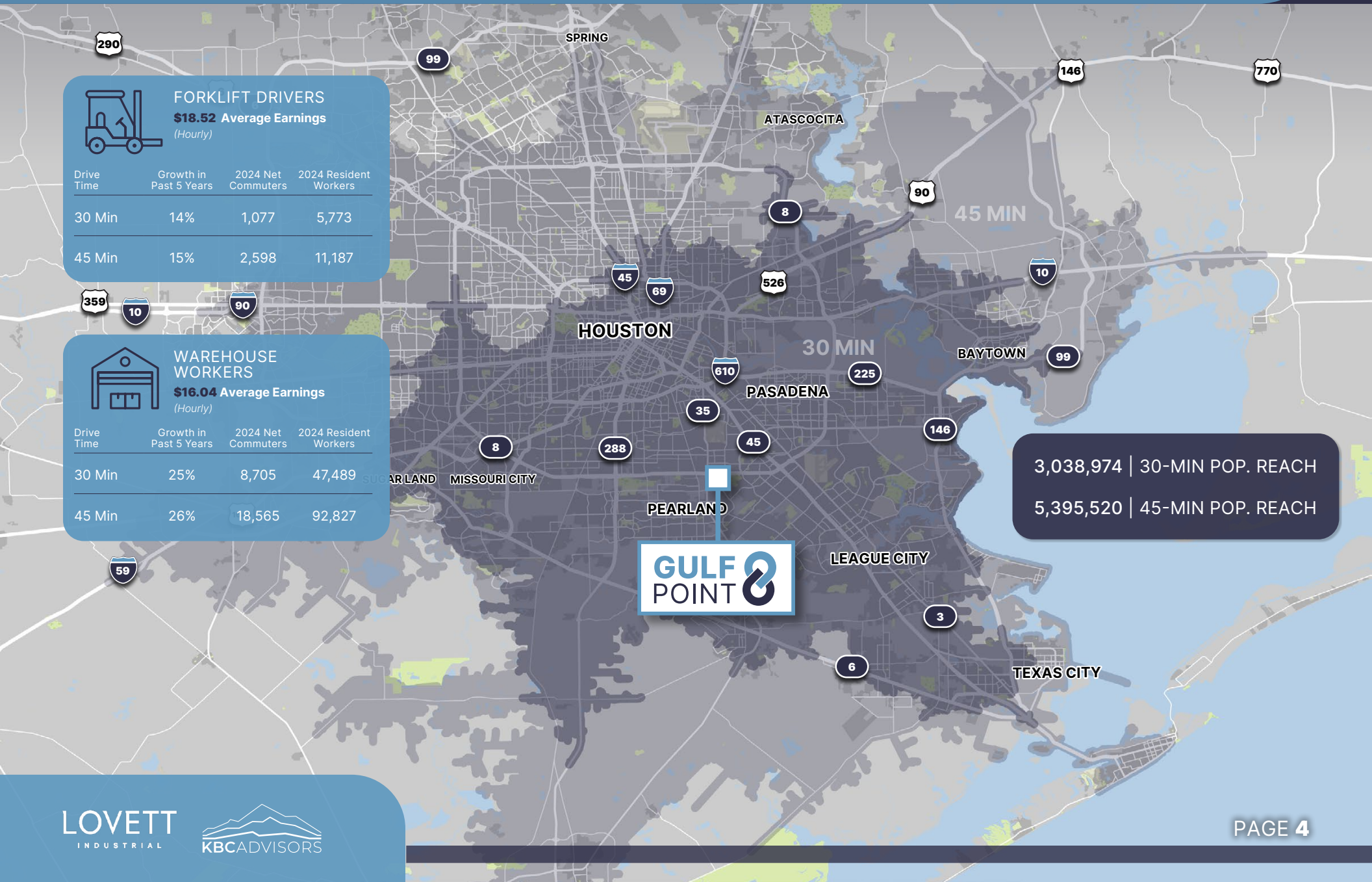
BUILDING 2

TOTAL SF	272,160
OFFICE SF	BTS
CONFIGURATION	CROSS DOCK
BUILDING DEPTH	320'
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54'
SPEED BAY	60'
DOCK HIGH DOORS	84
RAMPS	4
SPRINKLER	ESFR
AUTO PARKING	185 SPACES
TRUCK COURT DEPTH	130'
TRAILER PARKING	60 SPACES
LIGHTING	LED LIGHTS
POWER	TBD

LOCAL ACCESS MAP



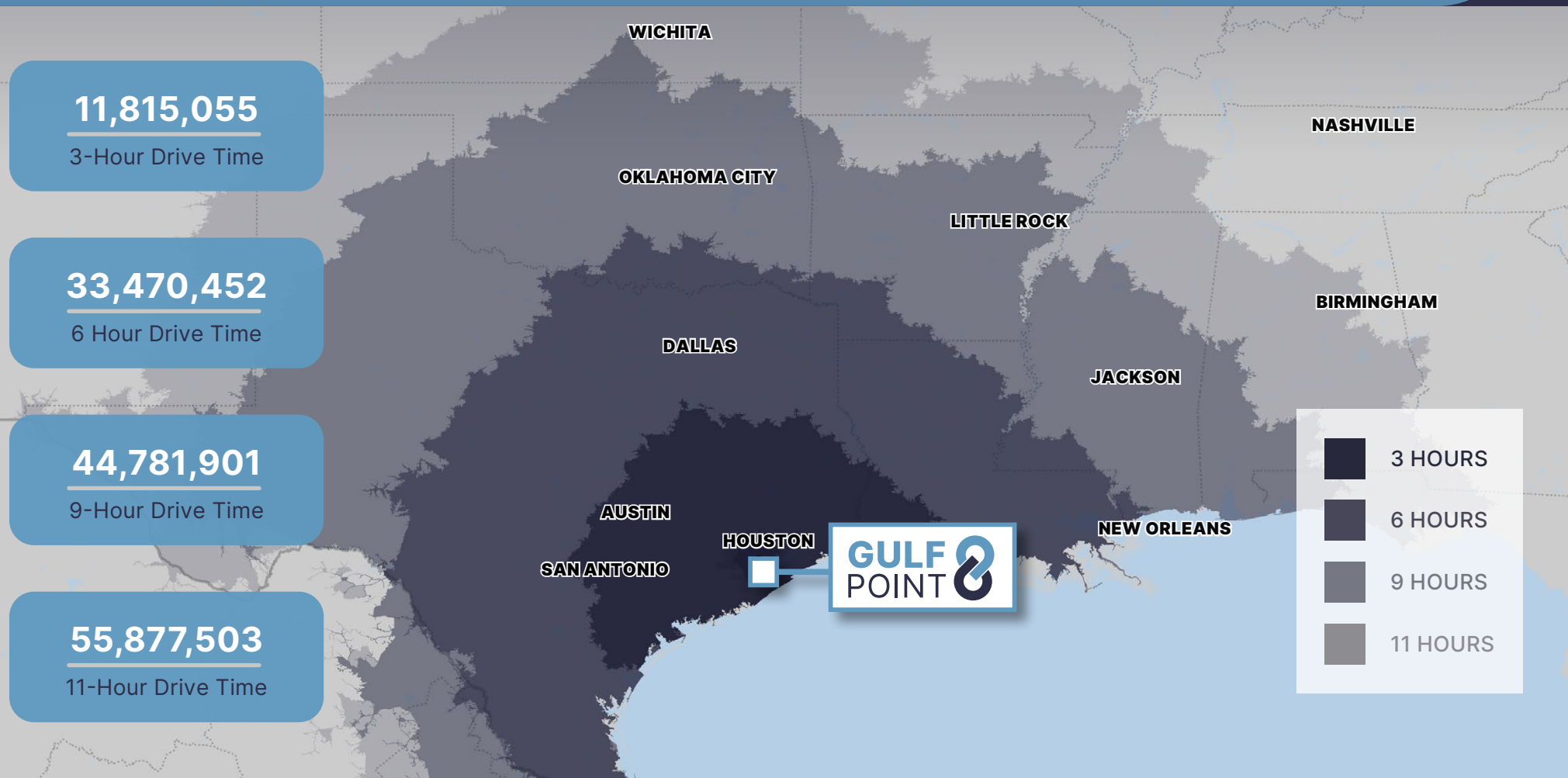
ACCESS TO SKILLED REGIONAL WORKFORCE



GATEWAY TO THE REGION



1-DAY REACH TO 56 MILLION PEOPLE



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