

CENTURY PLAZA DISTRIBUTION CENTER

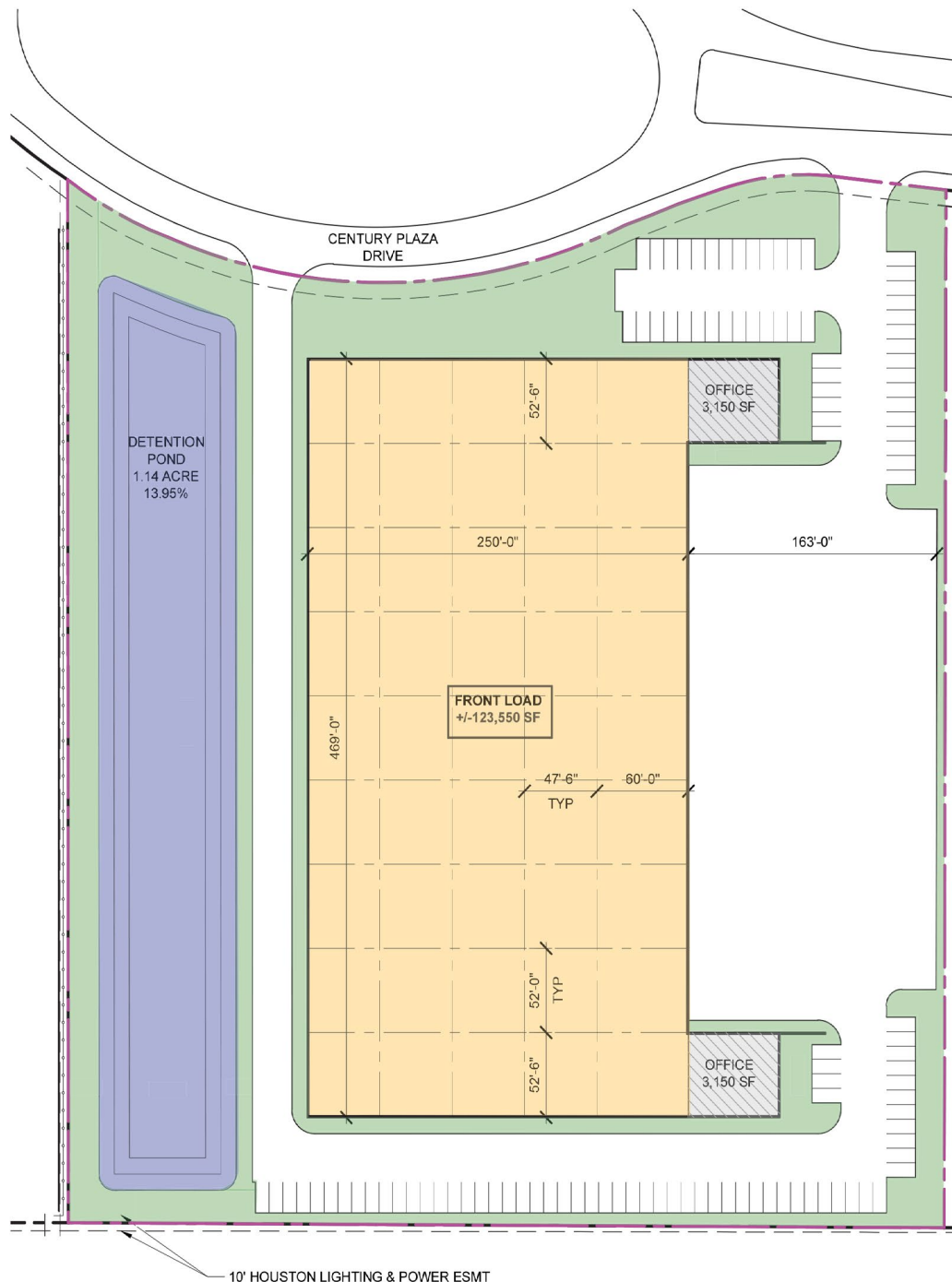
BUILDING IV

350 CENTURY PLAZA DRIVE
HOUSTON, TX 77073

HIGHLIGHTS

- Up to +/- **123,550 SF** of Improvements
- Excellent **Distribution** Location
- **Deed Restricted** Business Park
- Direct Access to **I-45**
- Freeport **Tax Exemption** Available
- **Low** MUD Rate





PROPOSED SITE PLAN

PROPOSED BUILDING SPECS

CPDC IV

8.17 Acres

Front Load Configuration

163' Truck Court

Dock High

ESFR Sprinkler System

32' Clear Height

Build to Suit Office

TPO Roof System

Ample Parking

LOCATION

CPDC IV



Strategic location near **George Bush Intercontinental Airport**, featuring direct access to **Interstate 45** and close proximity to other major thoroughfares.

FOR MORE INFORMATION

RICK KIGHT

Executive Vice President, Development

713.800.9647

RKight@averacompanies.com

GREGORY HOLMES

Vice President, Development

713.800.9658

GHolmes@averacompanies.com