



# 290 **EIGHT** DISTRIBUTION CENTER

**12100 W Little York Road  
Houston, TX 77041**

**Premier Location**  
NORTHWEST HOUSTON

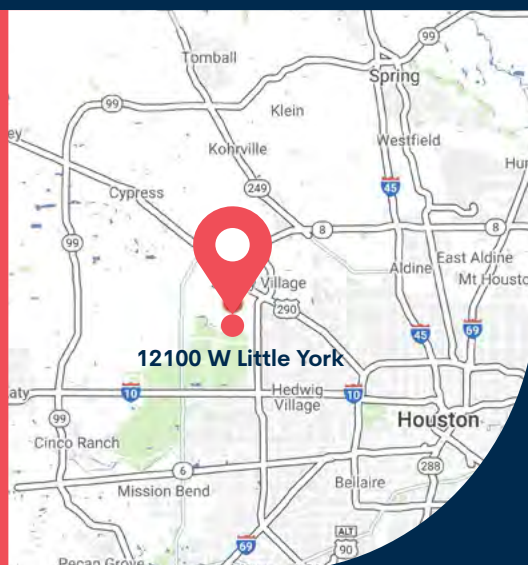
**Direct Access**  
HWY 290 AND BELTWAY 8

**Q1 2022 Delivery**  
DELIVERY TIMING

**295,680**  
TOTAL SQ. FT. (DIVISIBLE)

**36'**  
CLEAR HEIGHT

**3,360 SQ. FT.**  
SPEC OFFICE WITH BASE  
BUILDING CONSTRUCTION  
(Immediate occupancy capability)



**Specifications**

**78 Spaces**  
TRAILER PARKING

**191 Spaces**  
AUTO PARKING

**10**  
DOCK LEVELERS & SEALS  
35,000 LB MECHANICAL LEVELERS

**72**  
DOCK DOORS

**4**  
OVERSIZED RAMPS

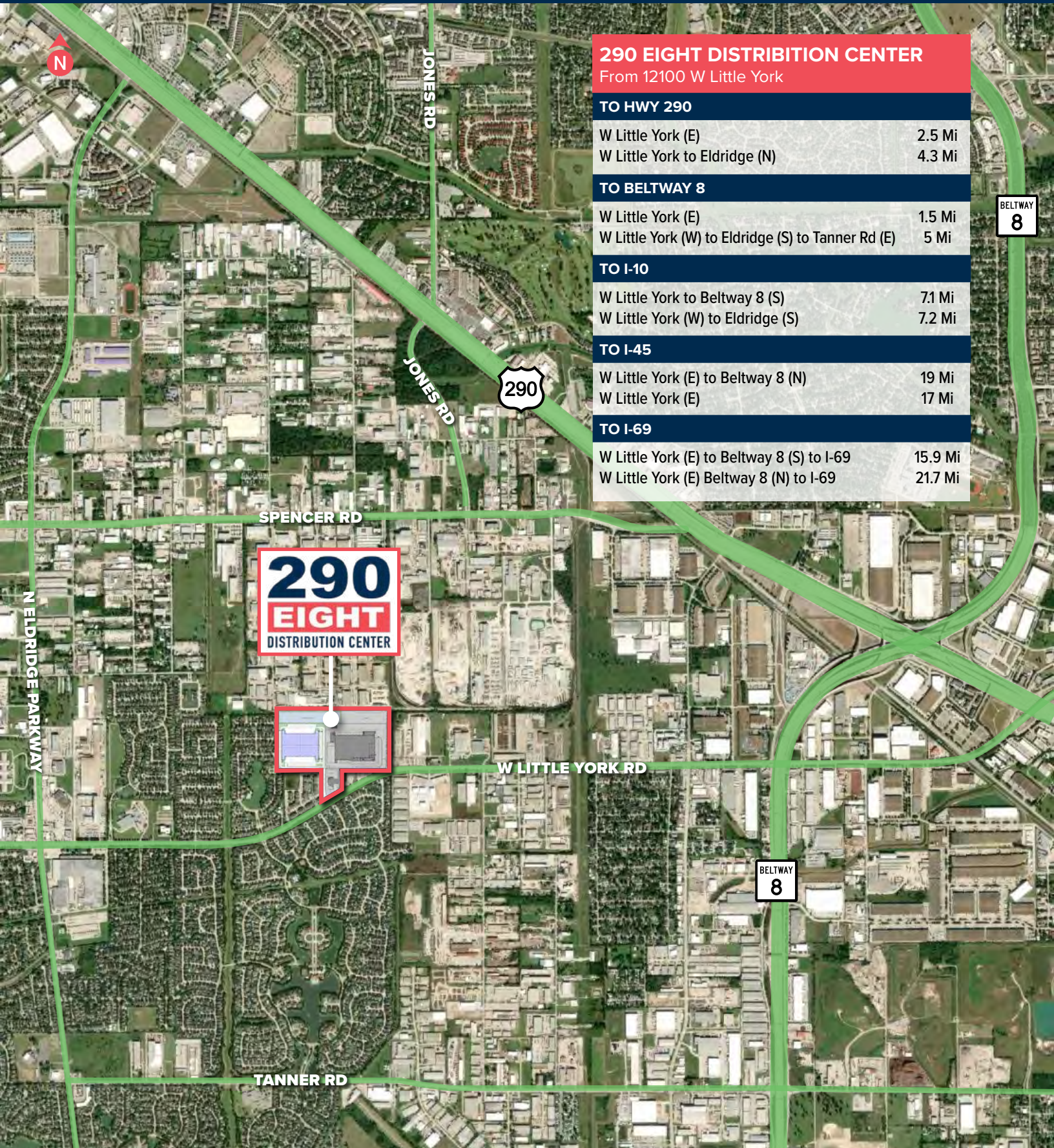
**Security**  
ABILITY TO SECURE/FENCE FACILITY

**Building Lighting**  
FULL LED LIGHTING AND  
CLERESTORY WINDOWS

**Power**  
2,000 AMPS, 3-PHASE 480V

**Sprinkler System**  
ESFR





## 290 EIGHT DISTRIBUTION CENTER

From 12100 W Little York

### TO HWY 290

W Little York (E)	2.5 Mi
W Little York to Eldridge (N)	4.3 Mi

### TO BELTWAY 8

W Little York (E)	1.5 Mi
W Little York (W) to Eldridge (S) to Tanner Rd (E)	5 Mi

### TO I-10

W Little York to Beltway 8 (S)	7.1 Mi
W Little York (W) to Eldridge (S)	7.2 Mi

### TO I-45



W Little York (E) to Beltway 8 (N)	19 Mi
W Little York (E)	17 Mi

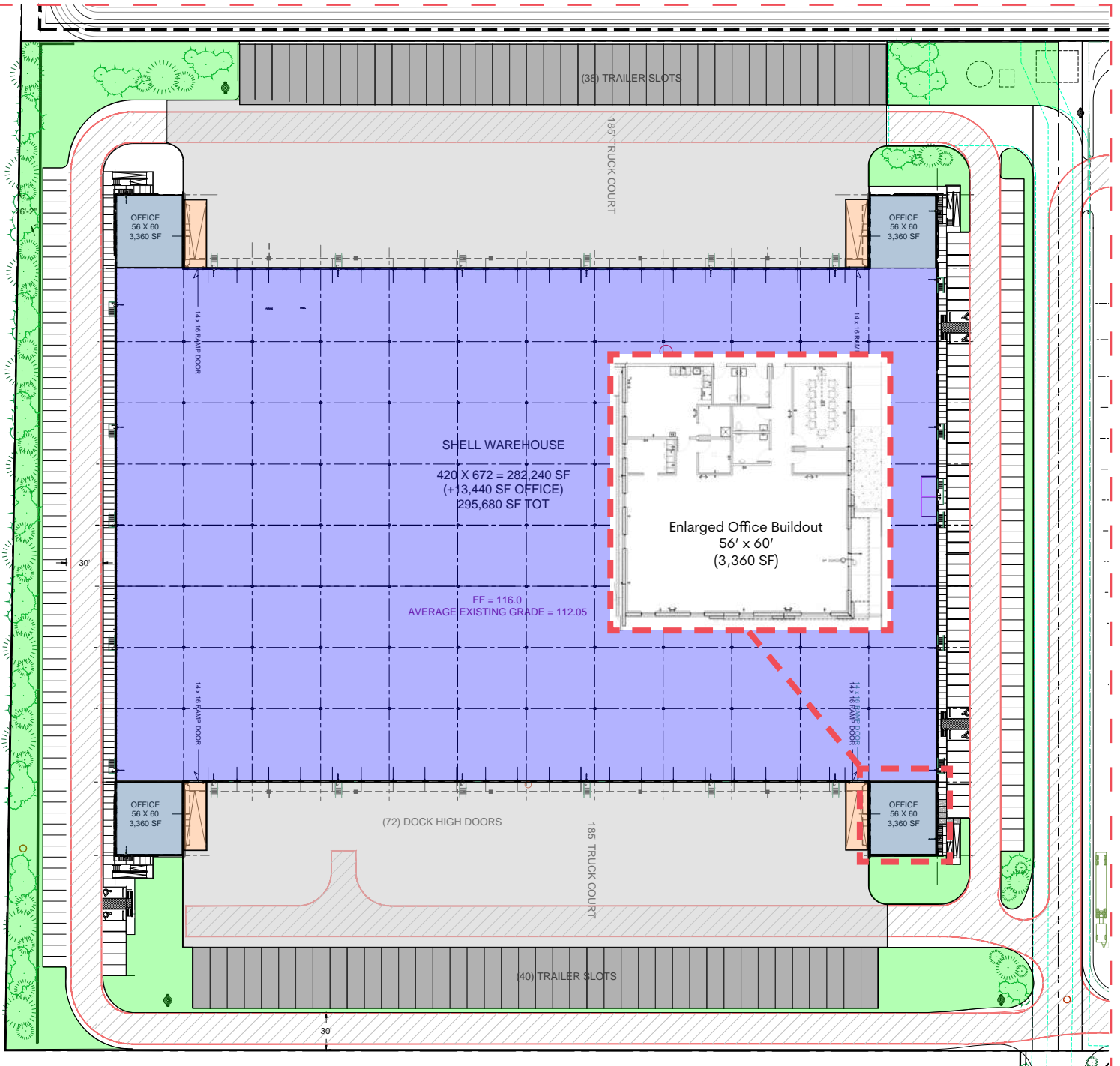
### TO I-69

W Little York (E) to Beltway 8 (S) to I-69	15.9 Mi
W Little York (E) Beltway 8 (N) to I-69	21.7 Mi





	<b>36'</b>		<b>50' X 56'</b>		<b>72</b>		<b>78</b>		<b>191</b>
	Clear Height		Column Spacing (60' Speed Bays)		Dock Doors		Trailer Stalls		Car Spaces





## Drive Time Map

# Brookfield Properties



### Contacts

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