



# I-10 EAST COMMERCE CENTER

**11249 I-10 East | Mont Belvieu, TX 77523**

**Specifications**

**609,000**  
TOTAL SQ. FT. (DIVISIBLE)

**3,480 SQ. FT.**  
SPEC OFFICE WITH BASE  
BUILDING CONSTRUCTION

**40'**  
CLEAR HEIGHT

**(118) 9' x 10'**  
DOCK DOORS

**(4) 14' x 16'**  
DRIVE IN RAMPS

**10**  
DOCK LEVELERS & SEALS  
40,000 LB MECHANICAL LEVELERS

**109 Spaces**  
TRAILER PARKING

**240 Spaces**  
AUTO PARKING

**Security**  
ABILITY TO SECURE/FENCE FACILITY

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

**Sprinkler System**  
ESFR

## Premier Location with I-10 Frontage

GRAND PARKWAY - 8 MINS, 5.1 MILES  
BELTWAY 8 - 20 MINS, 18.7 MILES  
BARBOURS CUT - 32 MINS, 22.8 MILES  
BAYPORT TERMINAL - 30 MINS, 22.5 MILES

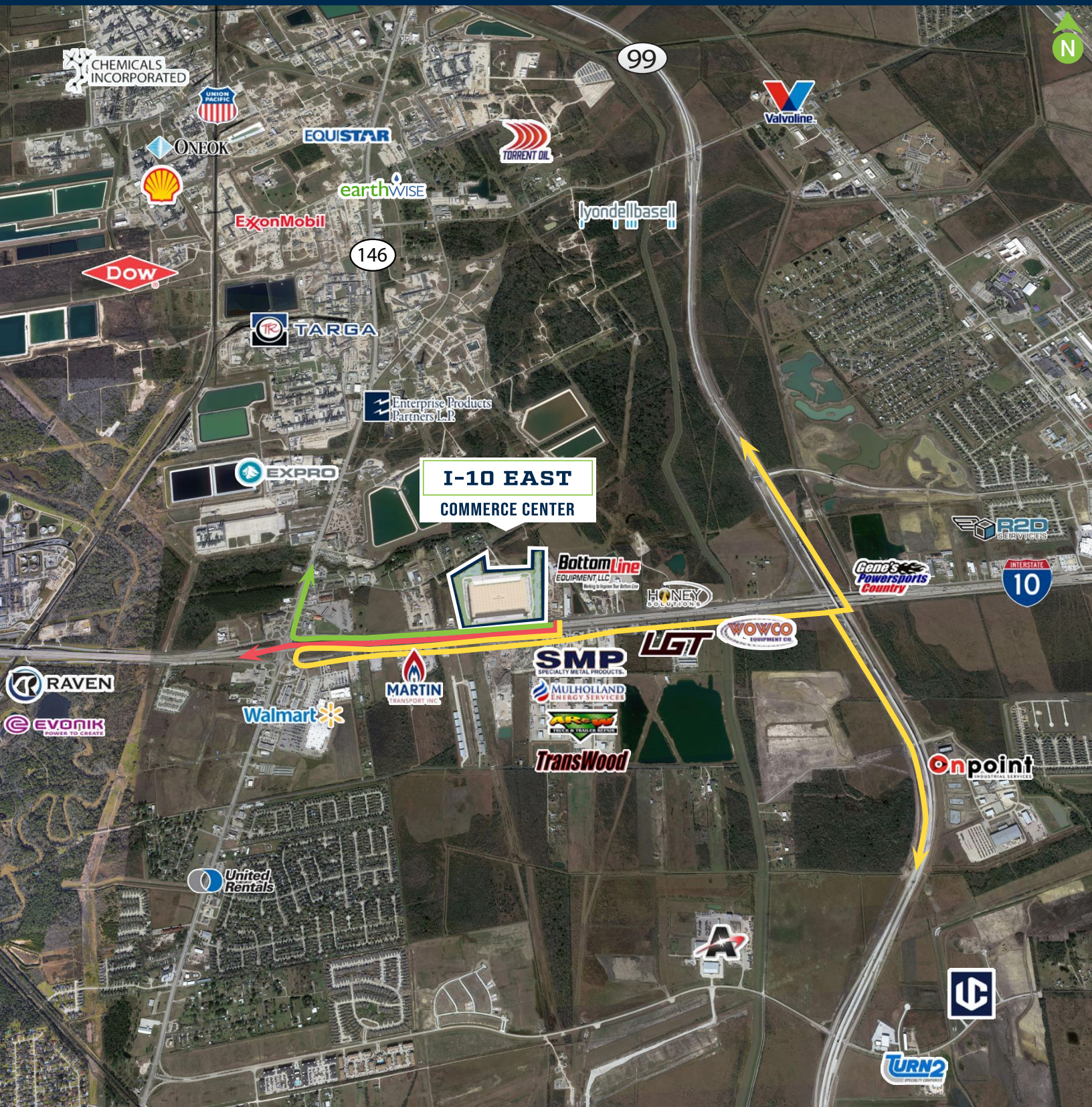
**Q2 2023 Delivery**  
DELIVERY TIMING  
(Spec improvements in place at  
delivery)

**Cross Dock**  
BUILDING CONFIGURATION

**Building Lighting**  
FULL LED LIGHTING (30 FC) AND  
CLERESTORY WINDOWS







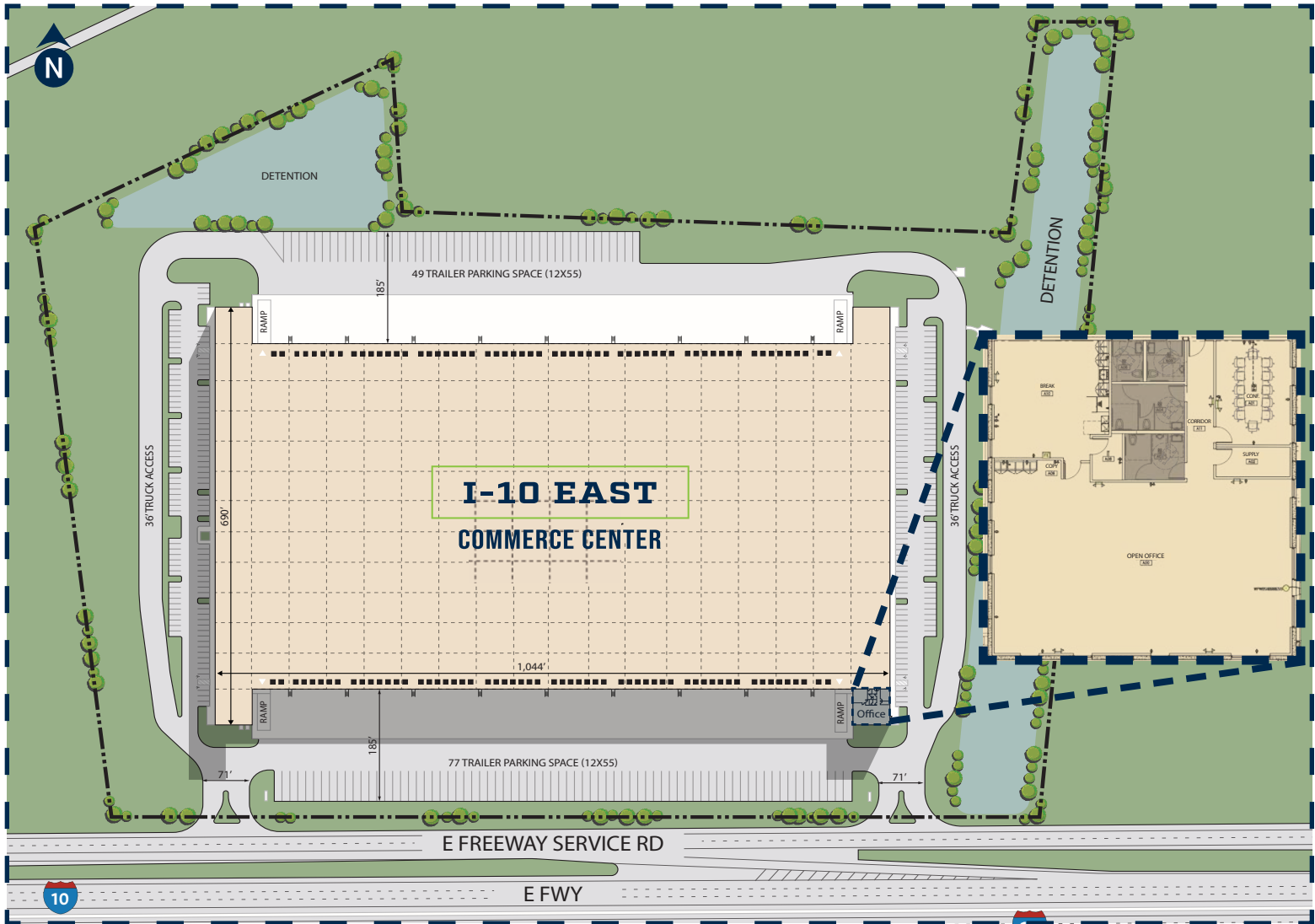




## Site Plan

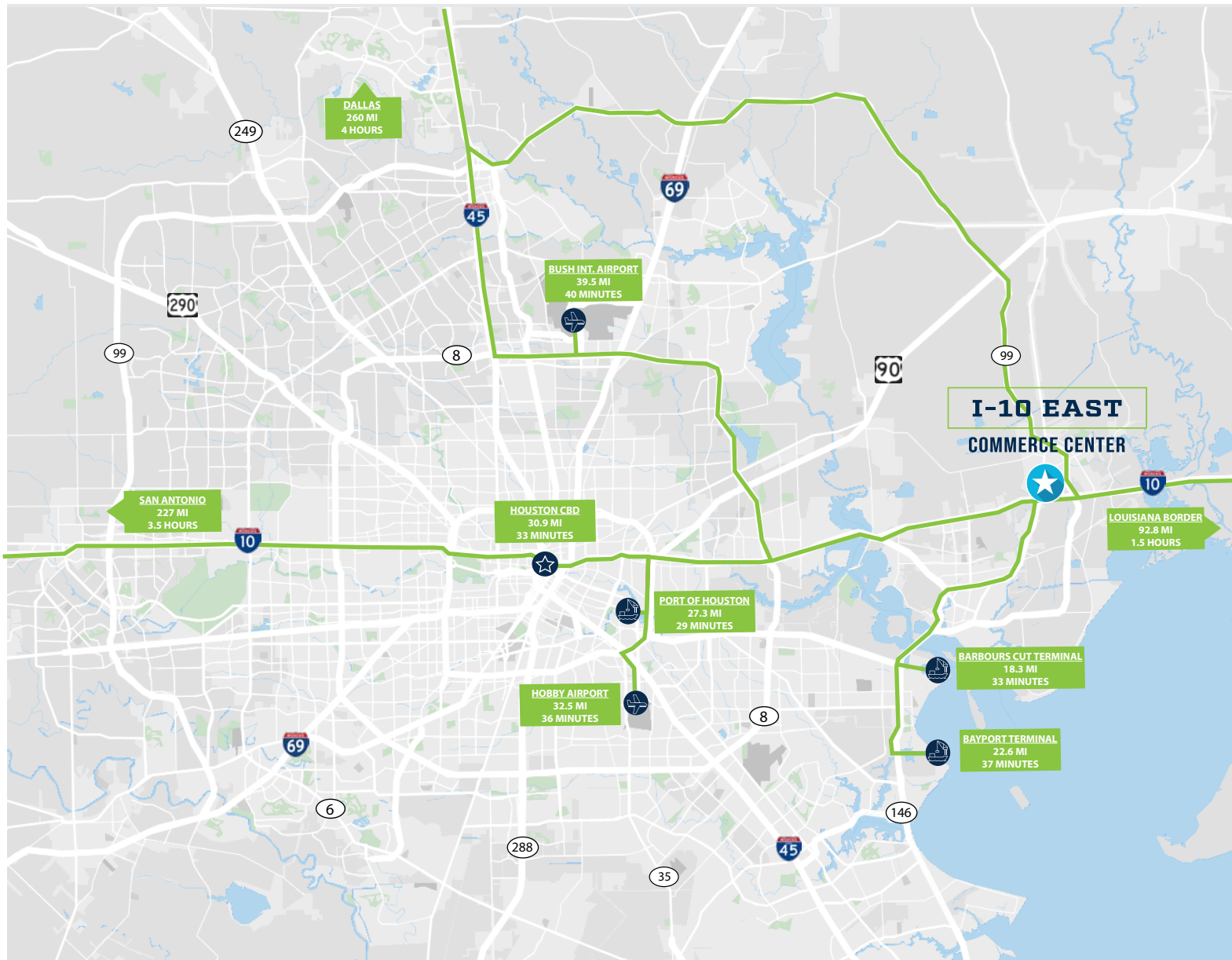
**Brookfield  
Properties**

	<b>40'</b>		<b>50' X 58'</b>		<b>118</b>		<b>109</b>		<b>240</b>
	Clear Height		Column Spacing (60' Speed Bays)		Dock Doors		Trailer Stalls		Car Spaces



**Total Size:** 609,000 SF  
**Warehouse:** 595,080 SF  
**Office:** 3,480 SF Spec Office  
**Clear Height:** 40'  
**Dock Doors:** (118) 9' x 10'

**Drive In Ramps:** (4) 14' x 16'  
**Trailer Parking:** 109 Spaces  
**Auto Parking:** 240 Spaces  
**Sprinkler System:** ESFR  
**Power:** 3,000 amps, 3-phase, 480V



## Contacts

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