

KENSWICK AT 1960

DISTRIBUTION CENTER

THE CAMPUS ADVANTAGE
TWO BUILDINGS. ONE CONNECTED OPPORTUNITY.

FLEXIBLE SOLUTIONS

Lease one building. Lease both.
Grow without limits.

INFRASTRUCTURE IN PLACE

Warehouse lighting in place, 20 dock
levelers, and approximately 5,000 amps of
expandable power.

LARGE OUTDOOR STORAGE

6.2 acres of dedicated outdoor storage.

SPEC OFFICE READY

Functional, modern office space in both
buildings.

STRATEGIC LOCATION

11 minutes to IAH Airport.
Easy access to Beltway 8, I-45, & I-69.

Owned & Managed By
Triten
REAL ESTATE PARTNERS

Leased By
CBRE

±392,650 SF
FOR LEASE

±214,600 SF
BUILDING 1

±178,050 SF
BUILDING 2

6.2 AC
TRUCK COURT



FARM TO MARKET 1960 BYPASS ROAD WEST

81 CAR PARKING SPACES

58 CAR PARKING SPACES

78 CAR PARKING SPACES

75 CAR PARKING SPACES

±214,600 SF
BUILDING 1 | FRONT LOAD

±4,428 SF
SPEC OFFICE

42 DOCK DOORS

±6.2 AC
TRUCK COURT & OUTDOOR STORAGE

42 DOCK DOORS

±178,050 SF
BUILDING 2 | FRONT LOAD

±4,431 SF
SPEC OFFICE

BUILDING 1

BUILDING SF	±214,600	CAR PARKS	139
SPEC OFFICE	±4,428	TRAILER PARKS	41
CLEAR HEIGHT	36'	TRUCK COURT	180'
DOCK DOORS	42	BUILDING DEPTH	258'

BUILDING 2

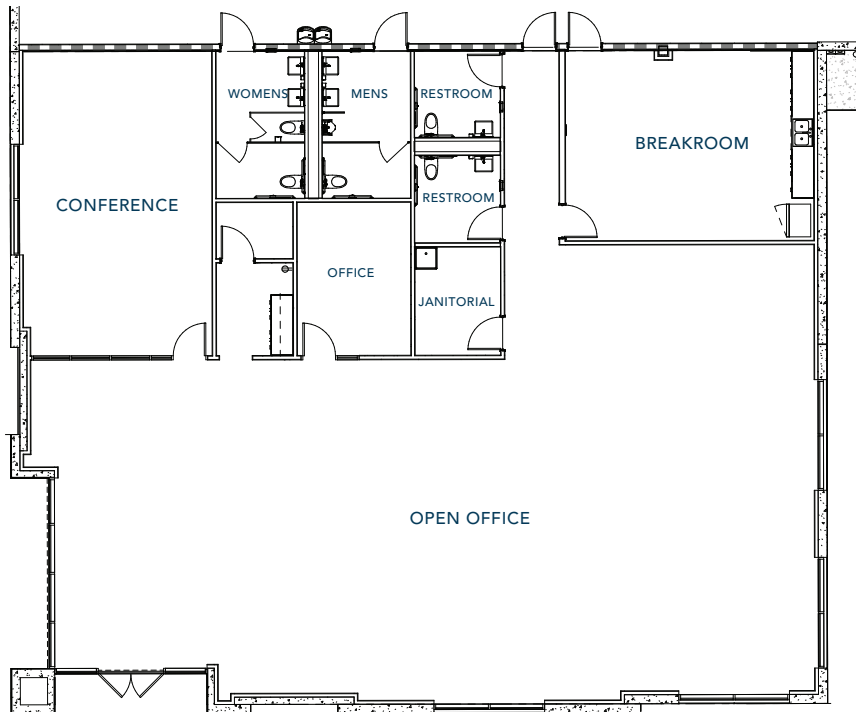
BUILDING SF	±178,050	CAR PARKS	153
SPEC OFFICE	±4,431	TRAILER PARKS	41
CLEAR HEIGHT	36'	TRUCK COURT	180'
DOCK DOORS	42	BUILDING DEPTH	208'

SPEC OFFICE SPACES

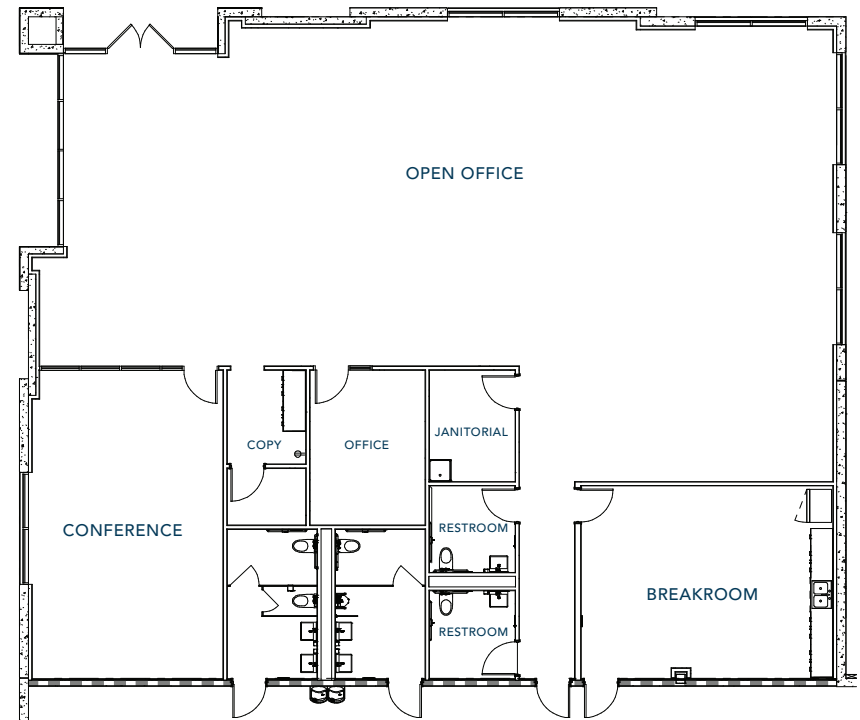
- **12' OFFICE CEILINGS**
Premium ceiling heights create an executive-quality workspace.
- **MOVE-IN READY**
Reduce downtime with professionally finished spec office.
- **EXECUTIVE FINISHES**
Contemporary interiors designed to impress employees and visitors.
- **NATURAL LIGHT**
Bright workspaces that promote comfort and productivity.
- **FLEXIBLE OFFICE LAYOUT**
A balance of private offices and collaborative areas.

- **EMPLOYEE-FOCUSED AMENITIES**
Functional spaces that support the modern workforce.
- **REDUCED UPFRONT INVESTMENT**
Leverage existing improvements to lower occupancy costs.
- **FASTER BUSINESS LAUNCH**
Occupy sooner and get operations running quickly.
- **CAMPUS-READY ENVIRONMENT**
Premium office space complements a best-in-class industrial campus.

BUILDING 1 4,428 SF



BUILDING 2 4,431 SF





NEIGHBORING USERS & AMENITIES

HOUSTON CBD

WILL CLAYTON PARKWAY



VOLTA DRIVE



FM1960 BUSINESS



FARM TO MARKET 1960 BYPASS ROAD WEST



PROXIMITY TO KEY TERMINALS

- 1 BUSH INTL AIRPORT (IAH)**
0.37 Miles | 5 Minutes
- 2 DOWNTOWN HOUSTON**
16.5 Miles | 20 Minutes
- 3 PORT OF HOUSTON**
20 Miles | 24 Minutes
- 4 HOBBY AIRPORT (HOU)**
25 Miles | 30 Minutes
- 5 BARBOURS CUT TERMINAL**
30 Miles | 33 Minutes
- 6 BAYPORT TERMINAL**
32 Miles | 35 Minutes

WWW.KENSWICKAT1960.COM

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Owned & Managed By



Leased By

