



SATSUMA STATION
INDUSTRIAL PARK

SATSUMA DISTRIBUTION CENTER 1

9020 JACKRABBIT ROAD - HOUSTON, TEXAS 77095 (HWY. 290 AT HIGHWAY 6)



BUILDING FEATURES

- Will accommodate users between $\pm 60,000$ and $\pm 315,120$ SF
- Dock high, front load building
- ESFR sprinkler system
- 30' clear height
- 130' truck aprons
- Obtaining LEED certification
- Exposure from Highway 290
- Tilt-wall construction
- Freeport tax exemption possible (Cy-Fair ISD)
- Utilities provided through M.U.D 188
- Over 4 acres outside storage available
- Key map location - 408C
- 40' x 52' column spacing

To schedule a tour contact your exclusive leasing agents:

Gray Gilbert
713.577.1777
gray.gilbert@cbre.com

Jeff Everist
713.577.1719
pjeverist@aol.com

Bill Rudolf
713.577.1727
bill.rudolf@cbre.com



A development of
PINPOINT COMMERCIAL
A Full Service Real Estate Partnership

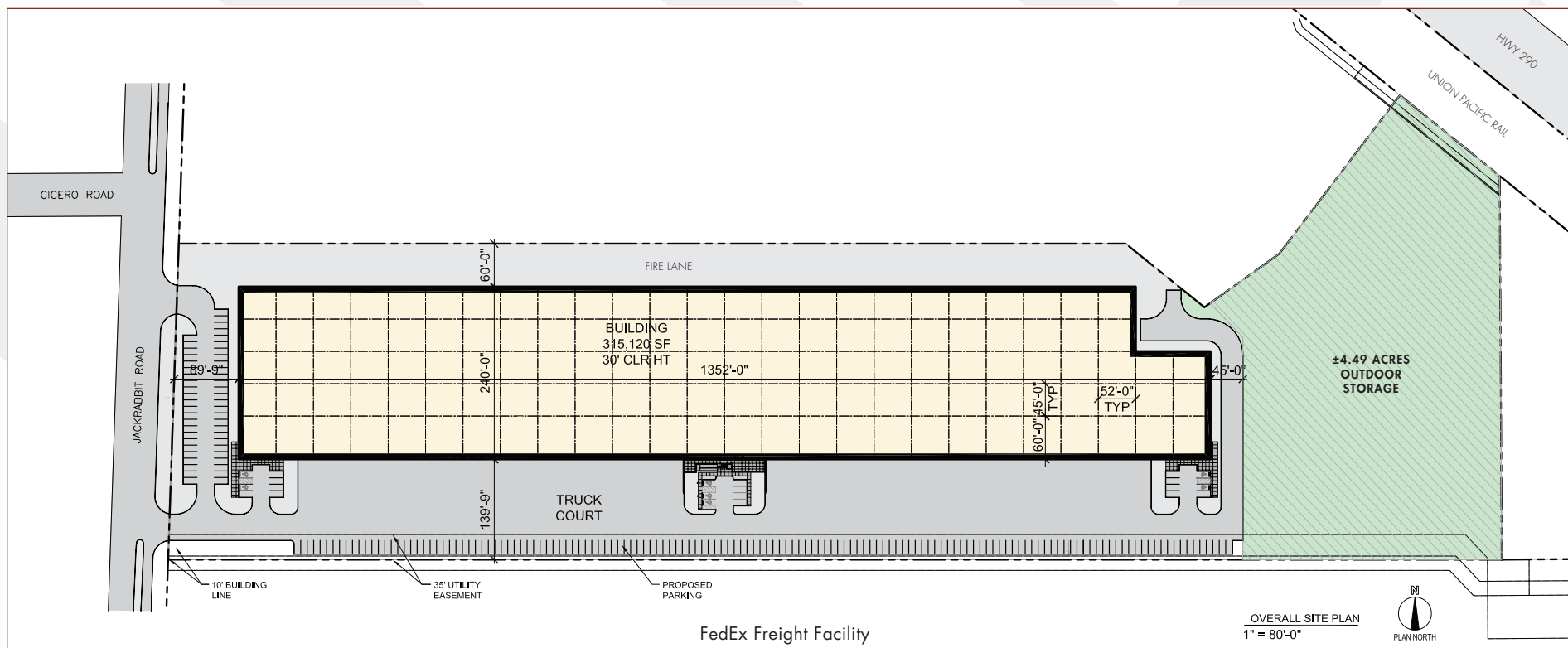
CBRE
CB RICHARD ELLIS



SATSUMA STATION
INDUSTRIAL PARK

SATSUMA DISTRIBUTION CENTER 1

9020 JACKRABBIT ROAD - HOUSTON, TEXAS 77095 (HWY. 290 AT HIGHWAY 6)



SATSUMA STATION, MAKE IT YOUR NEXT STOP!

For additional information, please visit the website:

www.cbre.com/satsumastation

© 2008 CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Printed in USA, 07/08 HOU0002188

