

422,383 SF
Available for Lease or Sale

Delivering Q3 2027



Constellation Mills Road

8175-8225 Mills Road, Houston, TX 77064



green ready



Building 1.....	334,398 SF
Building 2.....	87,985 SF

Total	422,383 SF
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- 37-acre, state-of-the-art development ideally positioned in Houston's Northwest submarket.
- Superior access to Beltway 8 and Hwy 249.
- "Green ready" design encompasses conduit for EV charging stations and roof spec sufficient for solar to accommodate ESG needs.

±88K to ±335K
SF available

32'-36'
clear height

Infill Location within
the Northwest
Submarket

Only 2 miles
from Beltway 8



This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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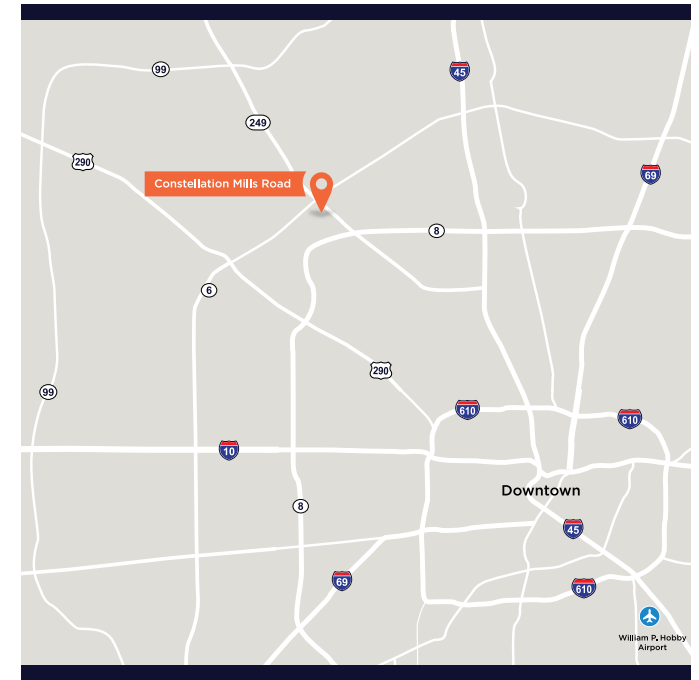
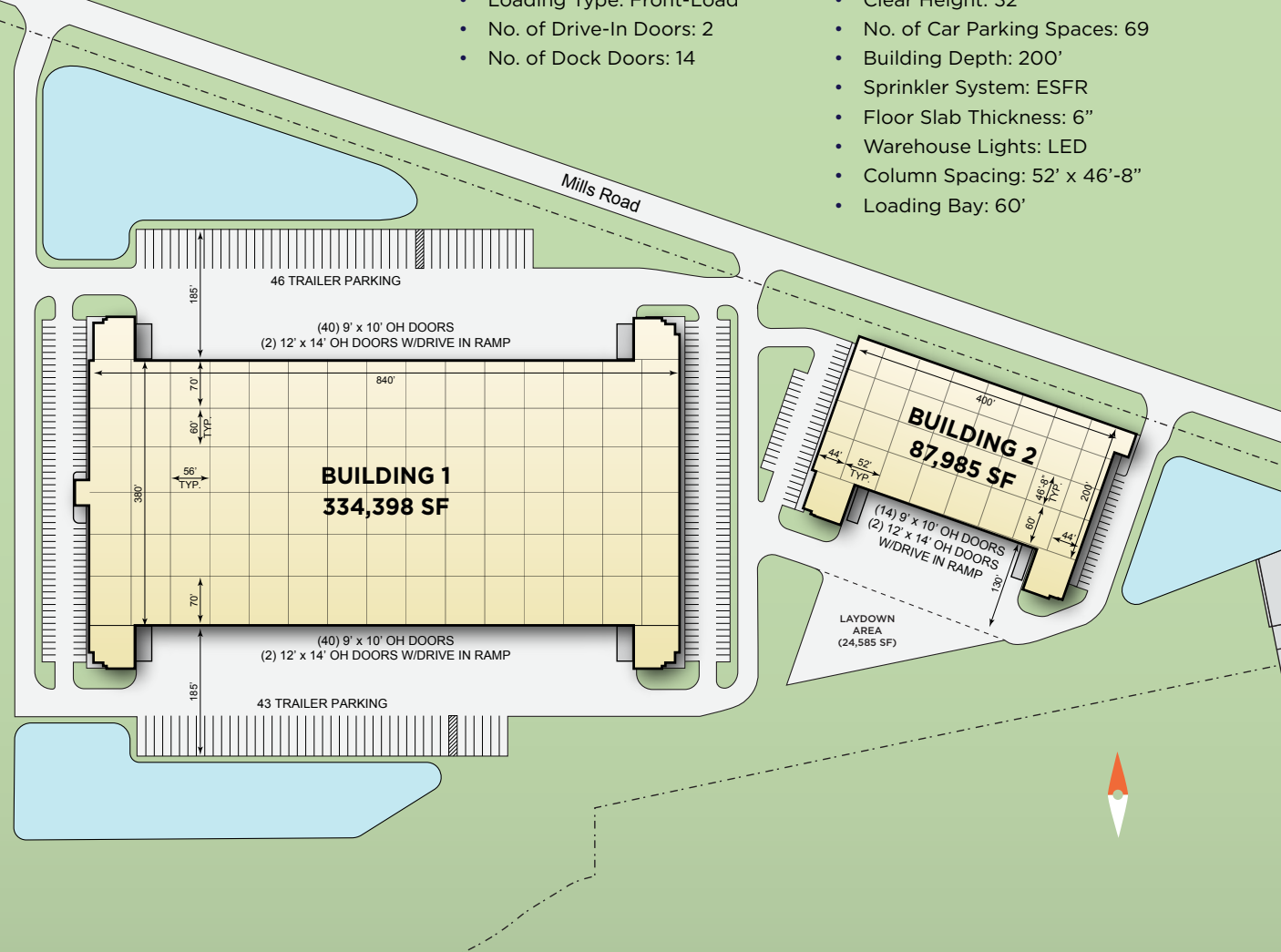
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BUILDING 2 DETAILS

- Building Size: 87,985 SF
- Spec Office Buildout: 3,900 SF
- Loading Type: Front-Load
- No. of Drive-In Doors: 2
- No. of Dock Doors: 14
- Truck Court Depth: 130'
- Laydown Area: 24,585 SF
- Clear Height: 32'
- No. of Car Parking Spaces: 69
- Building Depth: 200'
- Sprinkler System: ESFR
- Floor Slab Thickness: 6"
- Warehouse Lights: LED
- Column Spacing: 52' x 46'-8"
- Loading Bay: 60'

BUILDING 1 DETAILS

- Building Size: 334,398 SF
- Spec Office Buildout: 3,900 SF
- Loading Type: Cross-Dock
- No. of Drive-In Doors: 4
- No. of Dock Doors: 80
- Truck Court Depth: 130'-185'
- Clear Height: 36'
- No. of Car Parking Spaces: 203
- No. of Trailer Parking Spaces: 89
- Building Depth: 380'
- Sprinkler System: ESFR
- Floor Slab Thickness: 7"
- Warehouse Lights: LED
- Column Spacing: 56' x 60'
- Loading Bay: 70'



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