

# HARDY DISTRIBUTION CENTER

Houston, Texas



- New two-building distribution complex totaling 500,000 square feet
- Current availability: 195,000 square feet (building one); 167,000 square feet (building two)
- 30-foot clear ceiling height
- 360-foot deep cross-dock facility
- Cross-dock or front load configuration available
- 50 truck dock doors, 48 inches above grade
- Four grade-level ramps with oversized loading doors
- ESFR sprinkler system
- 40-foot by 53-foot typical column spacing
- 60-foot staging bay
- 130-foot or 220-foot truck courts
- On-site trailer storage
- 240 car parking spaces

**Location:** Less than three miles from George H. Bush International Airport

- Immediate access to Hardy Toll Road, Sam Houston Tollway, Interstate 45 and U.S. Highway 59

**Size:** 500,000 square feet total

**Availability:** Immediate



**Raising expectations.**

## HARDY DISTRIBUTION CENTER



### ECONOMIC DEVELOPMENT INCENTIVE OPPORTUNITIES

- Located in Foreign Trade Zone (FTZ)
- Incentives available on a case-by-case basis through various economic development groups
- Exel's in-house real estate specialists can facilitate economic incentive negotiations

### WORKFORCE<sup>1</sup>

Skilled, competitive-wage workforce available in Harris County

- Population: 2,400,000
- Education: 76.5% high school diploma; 27.0% bachelor's degree

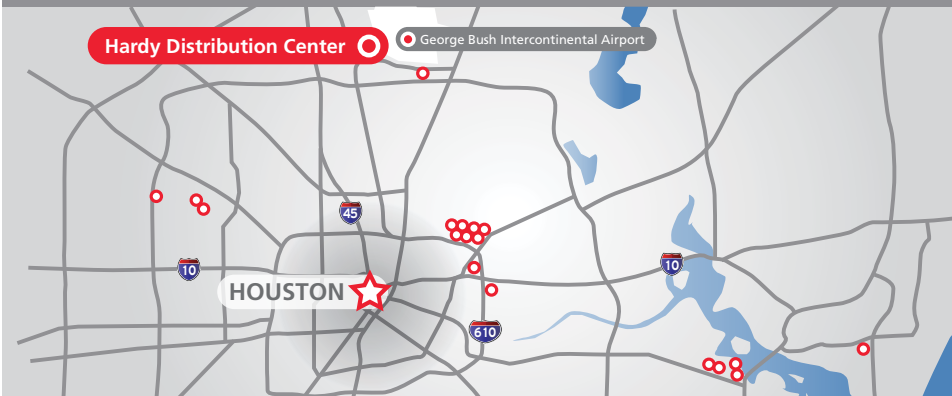
### CAMPUS-RELATED BENEFITS

- 18 Exel facilities within close proximity to Hardy Distribution Center
- Exel's Houston campus enables sharing of labor, equipment and resources by leveraging scale across multiple campus operations. Potential benefits:
  - Labor efficiencies
  - Facility support
  - Equipment efficiencies
  - Administrative support
  - Freight services



1 U.S. Census Bureau

### EXEL HOUSTON CAMPUS LOCATIONS



Contact Exel by phone:

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The Hardy Distribution Center

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