



urban **nxs**
WEST

1-BUILDING | 158,600 SF | CLASS A INDUSTRIAL

WEST ROAD & ELLA BLVD.
NORTH/NORTHWEST, HOUSTON, TEXAS

AVAILABLE FOR LEASE OR SALE
GROUND BREAKING 3QTR 26

For More Information:



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Development by

urban
LOGISTICS REALTY



DRIVE TIMES

		MILES	MINUTES
West Dr. to	8	1.6	4
West Dr. to	45	1.2	3
George Bush Intl. Airport		9.1	12
CBD		12.3	20

ADVANTAGES

Multiple Ingress and Egress Nodes to

→

8

←

45

Regional Connectivity to DALLAS,

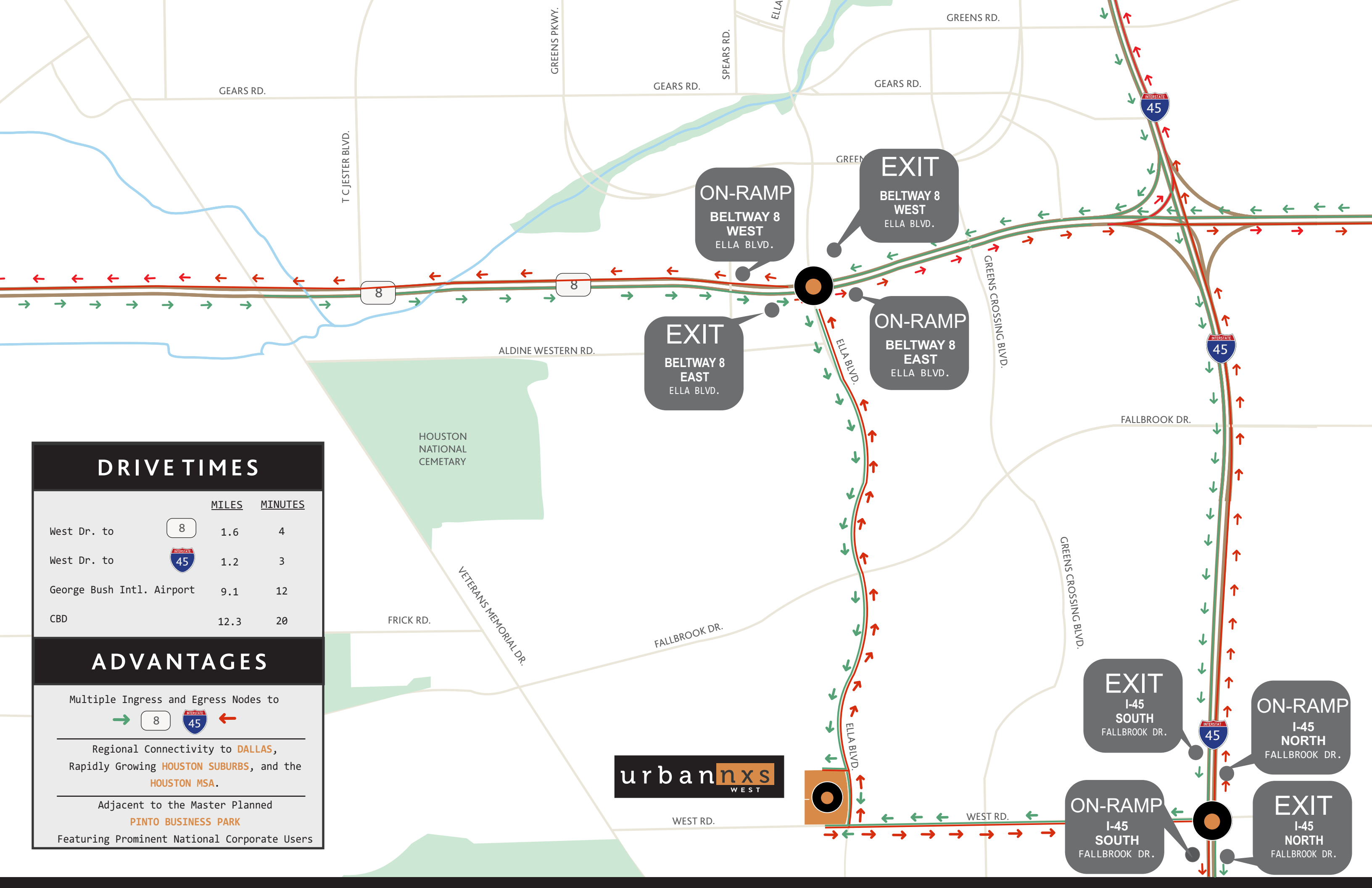
Rapidly Growing HOUSTON SUBURBS, and the

HOUSTON MSA.

Adjacent to the Master Planned

PINTO BUSINESS PARK

Featuring Prominent National Corporate Users





urbannxs
WEST

1-BUILDING | 158,600 SF
WEST RD. & ELLA BLVD
NORTH, HOUSTON, TEXAS

 **158,600 SF**
BUILDING SIZE

 **FRONT LOAD**
CONFIGURATION

 **240' x 635'**
DIMENSIONS

 **52' x 60'**
COLUMN SPACING

 **60'**
SPEED BAY

 **32'**
CLEAR HEIGHT

 **32**
DOCK DOORS

 **2**
DRIVE-IN DOORS

 **91**
AUTO PARKING

 **38**
TRAILER PARKING



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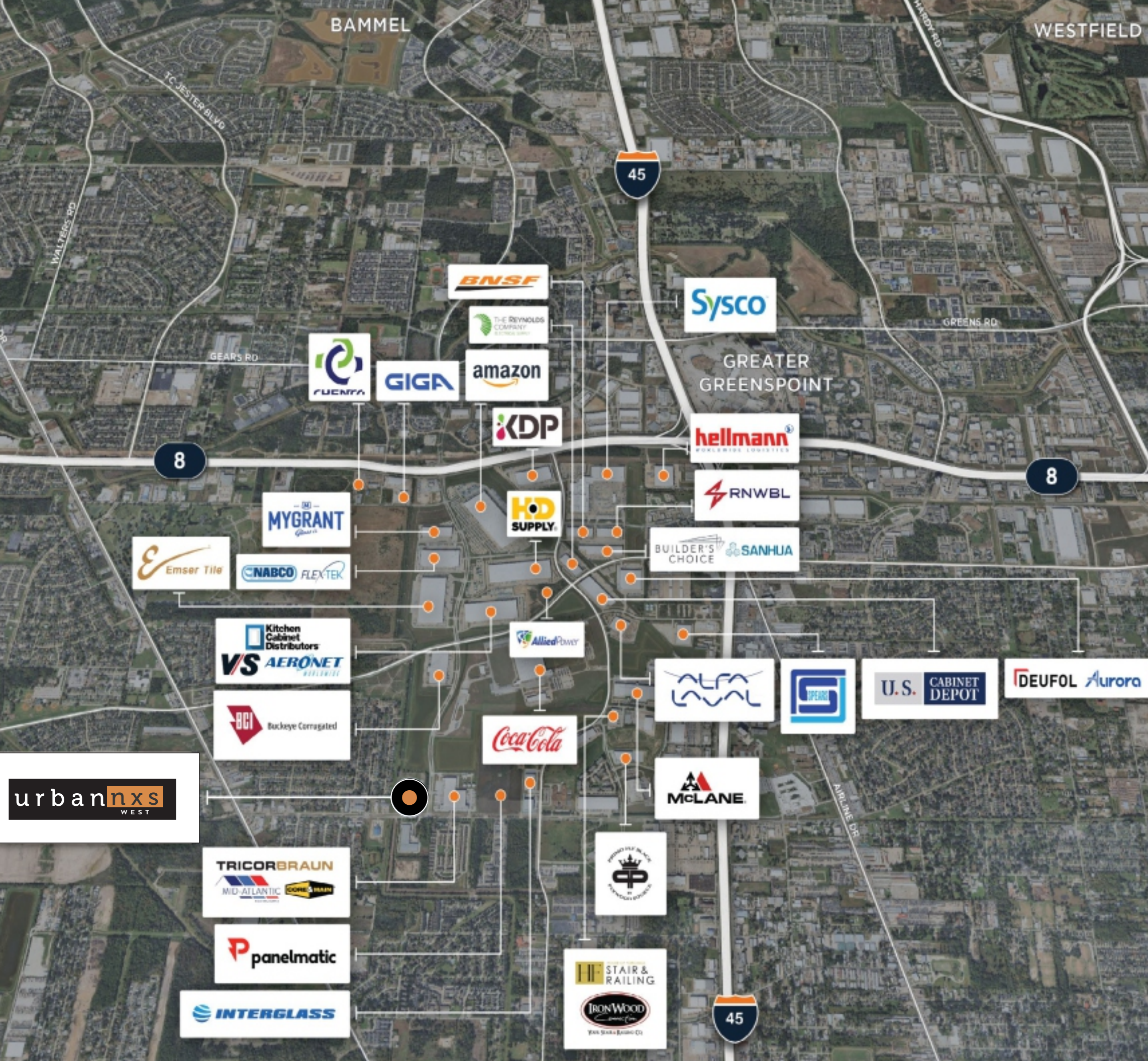


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WEST

CORPORATE
NEIGHBORS



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urban nxs FALLBROOK

AMENITIES

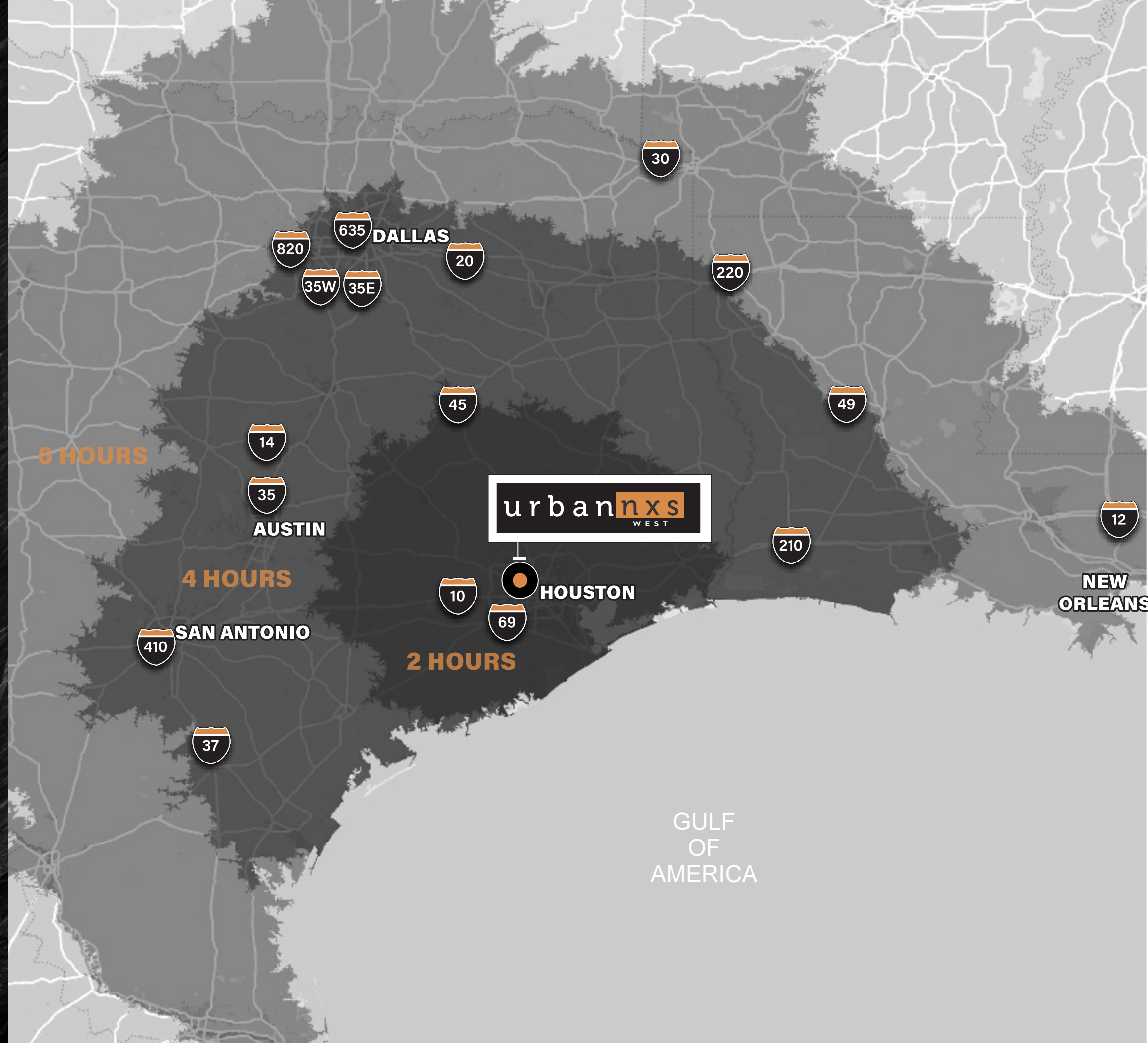


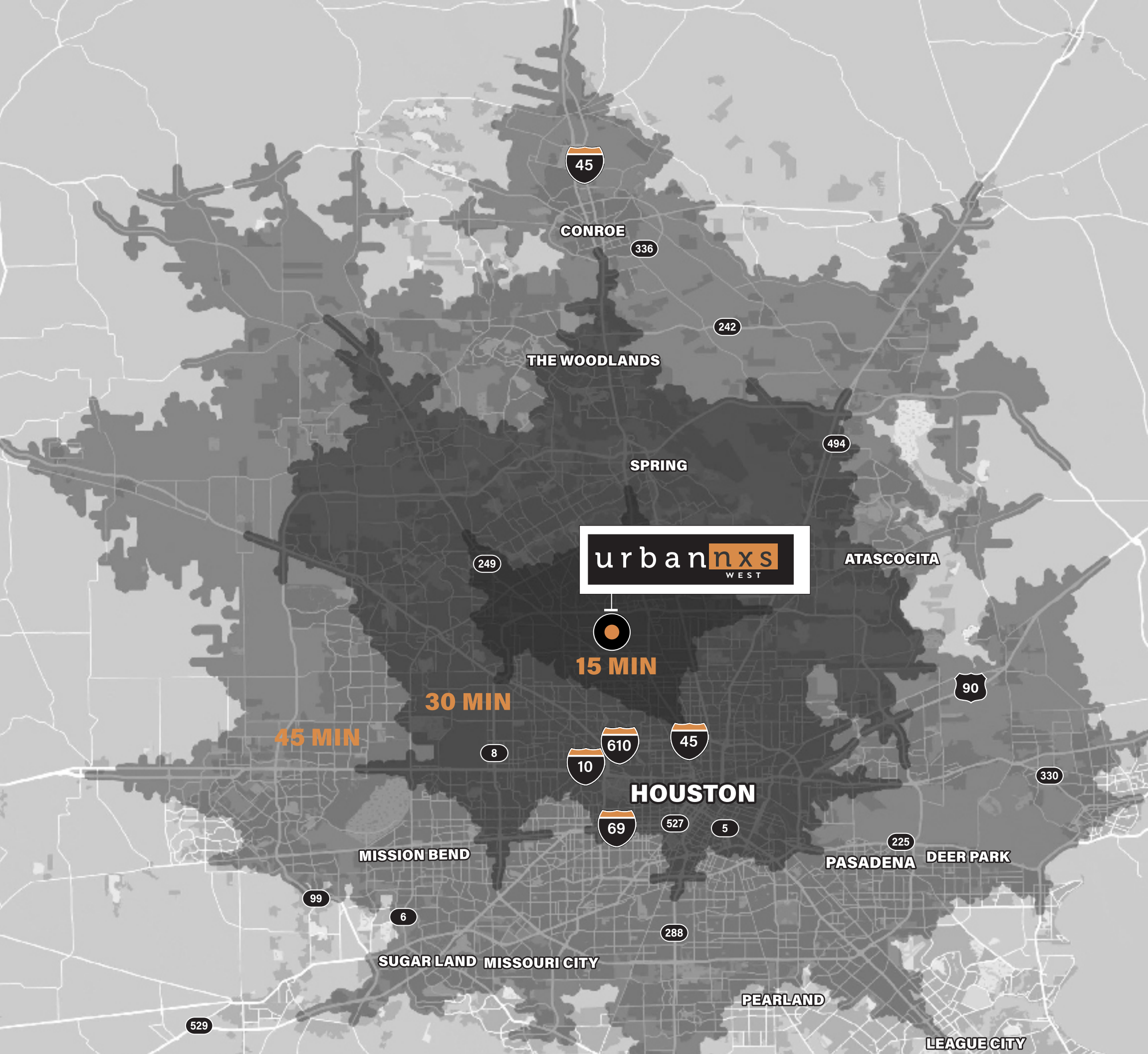
POPULATION REACH

8,879,756
2-HR DRIVE TIME
2025 TOTAL POPULATION

26,113,859
4-HR DRIVE TIME
2025 TOTAL POPULATION

34,110,359
6-HR DRIVE TIME
2025 TOTAL POPULATION





LABOR REACH



FORKLIFT DRIVERS
\$20.05 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	32.14%	366	962
30 Min	34.03%	2,799	6,916
45 Min	40.14%	742	15,563



WAREHOUSE WORKERS
\$17.35 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	22.76%	2,607	7,061
30 Min	23.54%	18,953	52,099
45 Min	29.51%	10,910	117,794

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SHAPING THE FUTURE OF INDUSTRIAL DEVELOPMENT

Urban Logistics Realty's URBAN NXS buildings reflect the evolving future of industrial development — one centered around people, experience, and the way today's workforce wants to work and connect.

A culmination of more than 20+ years of experience and a thousand intentional details refined along the way. Urban NXS represents our continued commitment to creating environments that go beyond the traditional industrial model.

While Urban NXS focuses on individual building developments, the philosophy, intentionality, and depth of detail behind each project remain the same as our larger multi-building Urban Districts. Rooted in the idea of convergence, Urban NXS brings together thoughtful architecture, functionality, culture, and community to create environments that feel elevated, human-centered, and purposefully designed from the very beginning. Each development is designed to support productivity, attract talent, encourage connection, and create a lasting experience for the people who use them every day.