

LOVETT

INDUSTRIAL

FOR LEASE

275,600 SF

IRREPLACEABLE
HIGHLY VISIBLE LOCATION
WITH 4 WAY ACCESS FROM
BELTWAY 8

CLAYMOORE
BUSINESS PARK

CLAYMOORE

BUSINESS PARK

275,600 SF TOTAL AVAILABLE
11711 CLAY RD | HOUSTON, TX 77043

THE GALLERIA



KATY FREEWAY

MEMORIAL CITY

BELTWAY
8

W. SAM HOUSTON PKWY N.

3700 CLAYMOORE PARK DR

10801 MOSS RIDGE RD

3550 BRITTMOORE RD

KEMPWOOD

3900 CLAYMOORE PARK DR

11555 CLAY RD

3600 BRITTMOORE RD

3800 BRITTMOORE RD

CLAY ROAD
CLAYMOORE PARKWAY DR

11711 CLAY RD



275,600 SF AVAILABLE

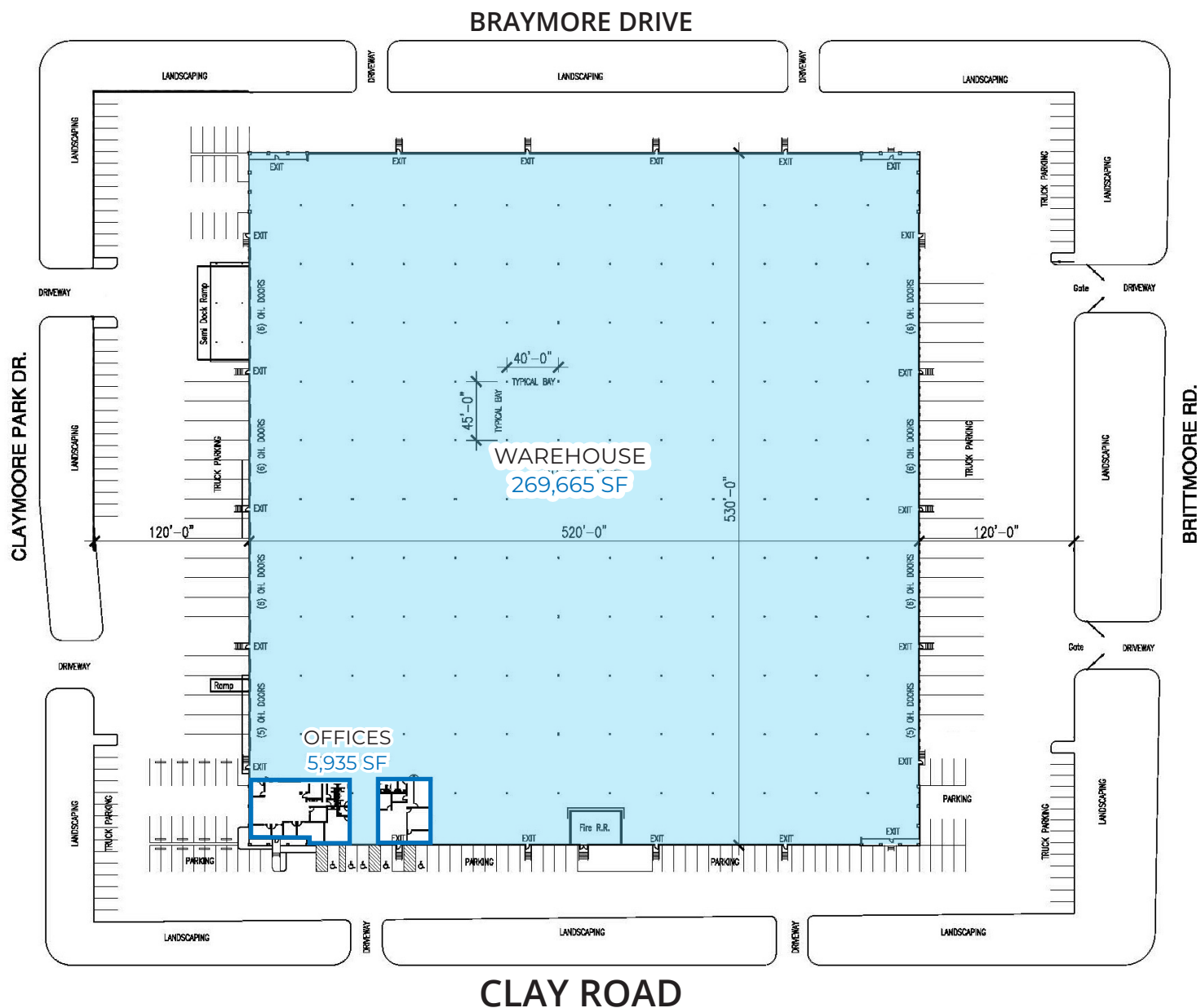
BRITTMOORE ROAD

AERIAL MAP

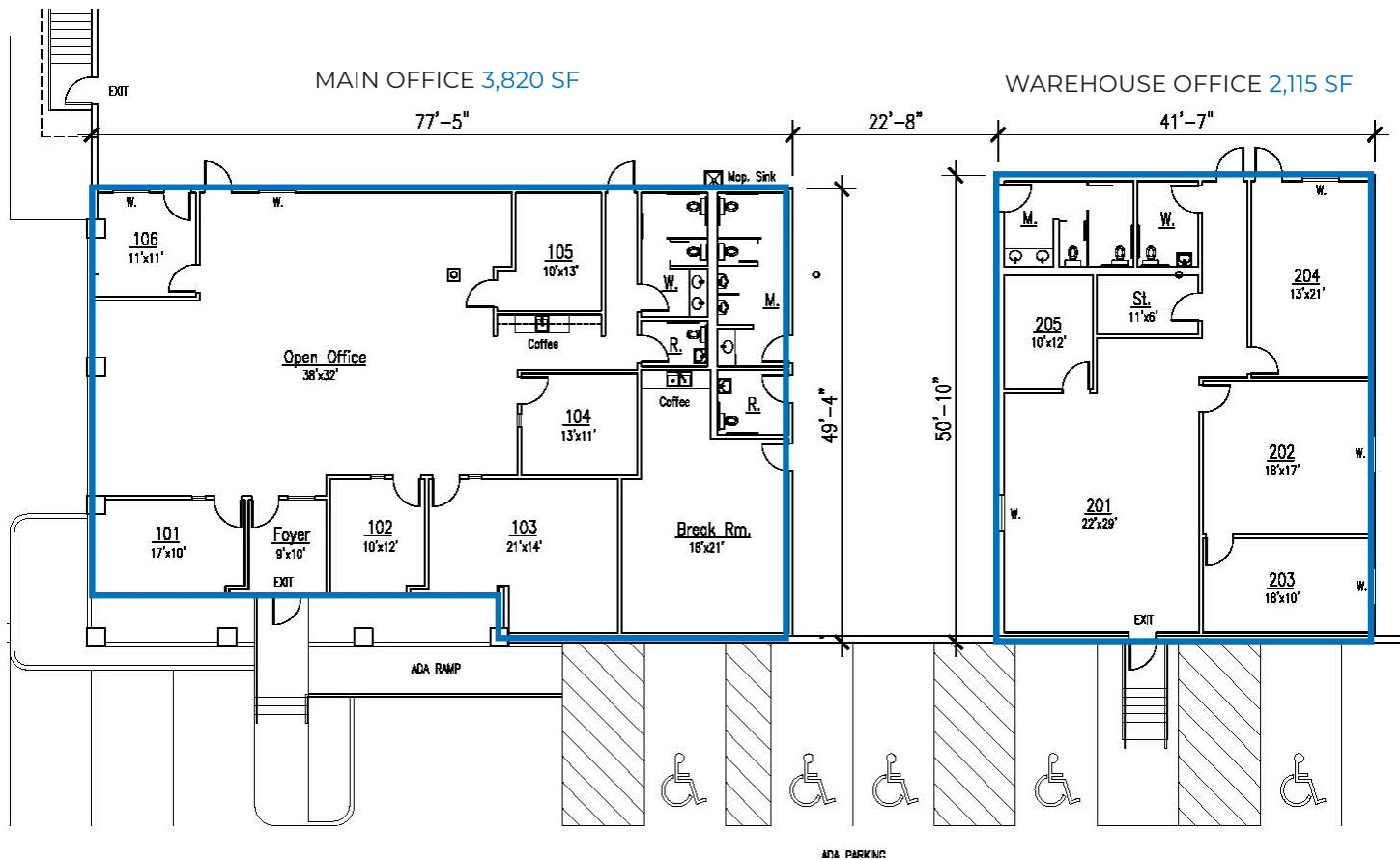
- Master-planned park with excellent accessibility
- Strategically located on Brittmoore Rd. just off Clay Rd. and Beltway 8
- Outstanding corporate identity
- Irreplaceable infill location

FLOOR PLAN

- **275,600 SF Total**
- 5,935 SF Office
- 269,665 SF Warehouse
- Cross-dock building; dock-high loading
- 24' clear height
- ESFR Sprinkler System
- Separate parking and loading areas
- 120' Truck aprons
- 52 Truck Doors
- 4'x8' Skylights



OFFICE FLOOR PLAN



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FLOOR PLAN

SPACE FEATURES:

- 5,935 SF Total Office
 - 3,820 SF Main Office
 - 2,115 SF Warehouse Office
- 269,665 SF Warehouse
- Cross-dock building; dock-high loading
- 24' clear height
- ESFR Sprinkler System
- Separate parking and loading areas
- 120' Truck aprons
- 52 Truck Doors
- 4'x8' Skylights

LOCAL AMENITIES

RESTAURANTS

- 1 Pappas BBQ
- 2 Pappadeaux Seafood
- 3 James Coney Island
- 4 Rudy's Bar-BQ
- 5 Taco Cabana
- 6 McDonald's
- 7 Starbucks
- 8 Chick-Fil-A
- 9 Niko Niko'shen
- 10 Kirby Ice House

HOTELS

- 11 Residence Inn by Marriott
- 12 Four Points by Sheraton
- 13 Comfort Suites
- 14 Staybridge Suites
- 15 The Westin Houston

SERVICES/RETAIL

- 16 Clay Road YMCA
- 17 Memorial City Mall
- 18 Life Time Fitness
- 19 CITYCENTRE
- 20 Town & Country Village
- 21 FedEx

CLAYMOORE
BUSINESS PARK



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LEASING INFORMATION:



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