

*CLASS A FREESTANDING BUILDING
WITH INFILL LOCATION*

LOVETT

INDUSTRIAL

FOR LEASE

137,800-275,600 SF

HIGHLY VISIBLE LOCATION
WITH FOUR-WAY ACCESS
FROM BELTWAY 8

CLAYMOORE

BUSINESS PARK

CLAYMOORE

BUSINESS PARK

275,600 SF TOTAL AVAILABLE | DIVISIBLE TO 137,800 SF
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

3900 CLAYMOORE PARK DR

KEMPWOOD

11555 CLAY RD

3600 BRITTMOORE RD

3800 BRITTMOORE RD

CLAY ROAD

CLAYMOORE PARKWAY DR

11711 CLAY RD

BRITTMOORE ROAD



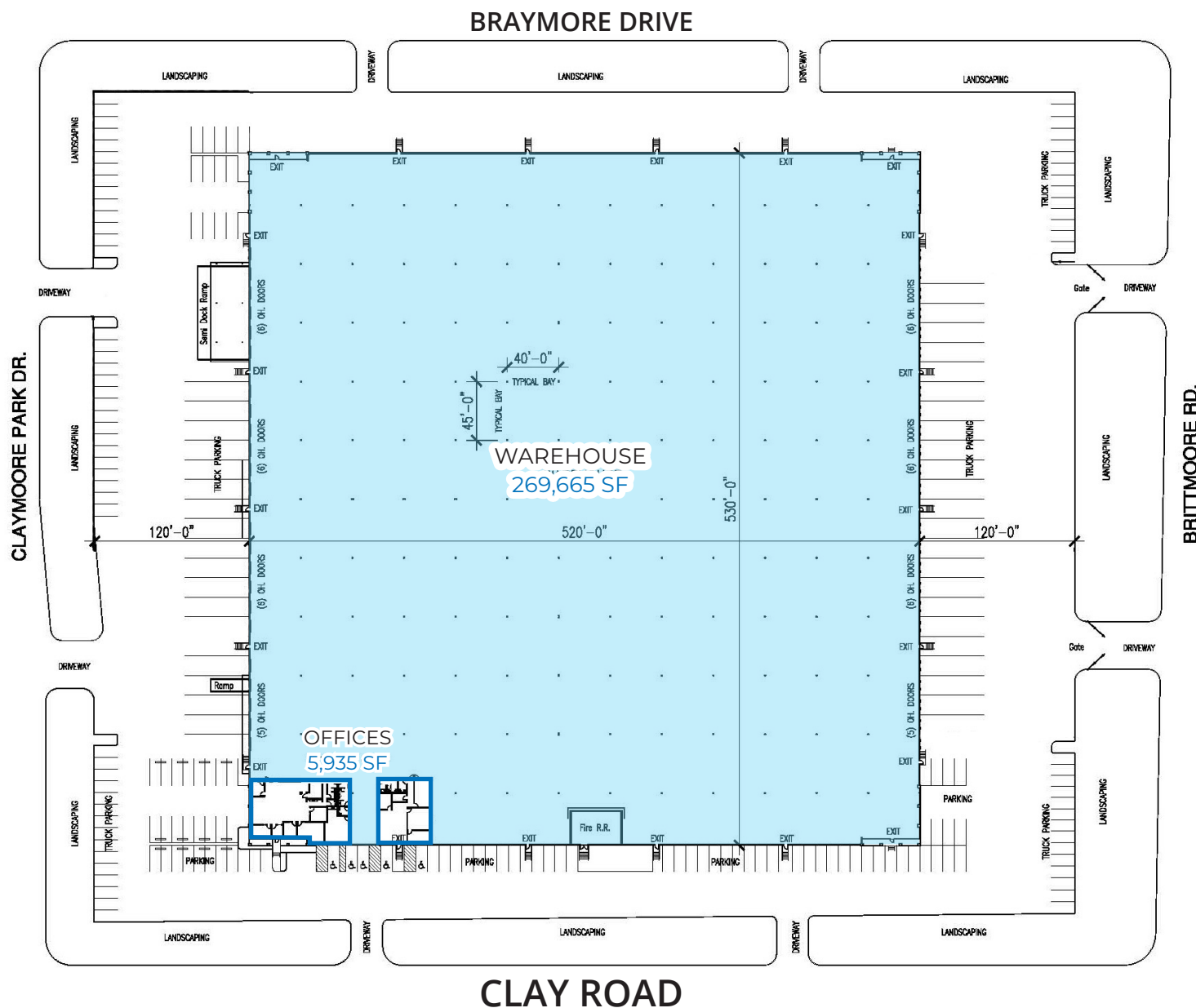
UP TO 275,600 SF AVAILABLE

AERIAL MAP

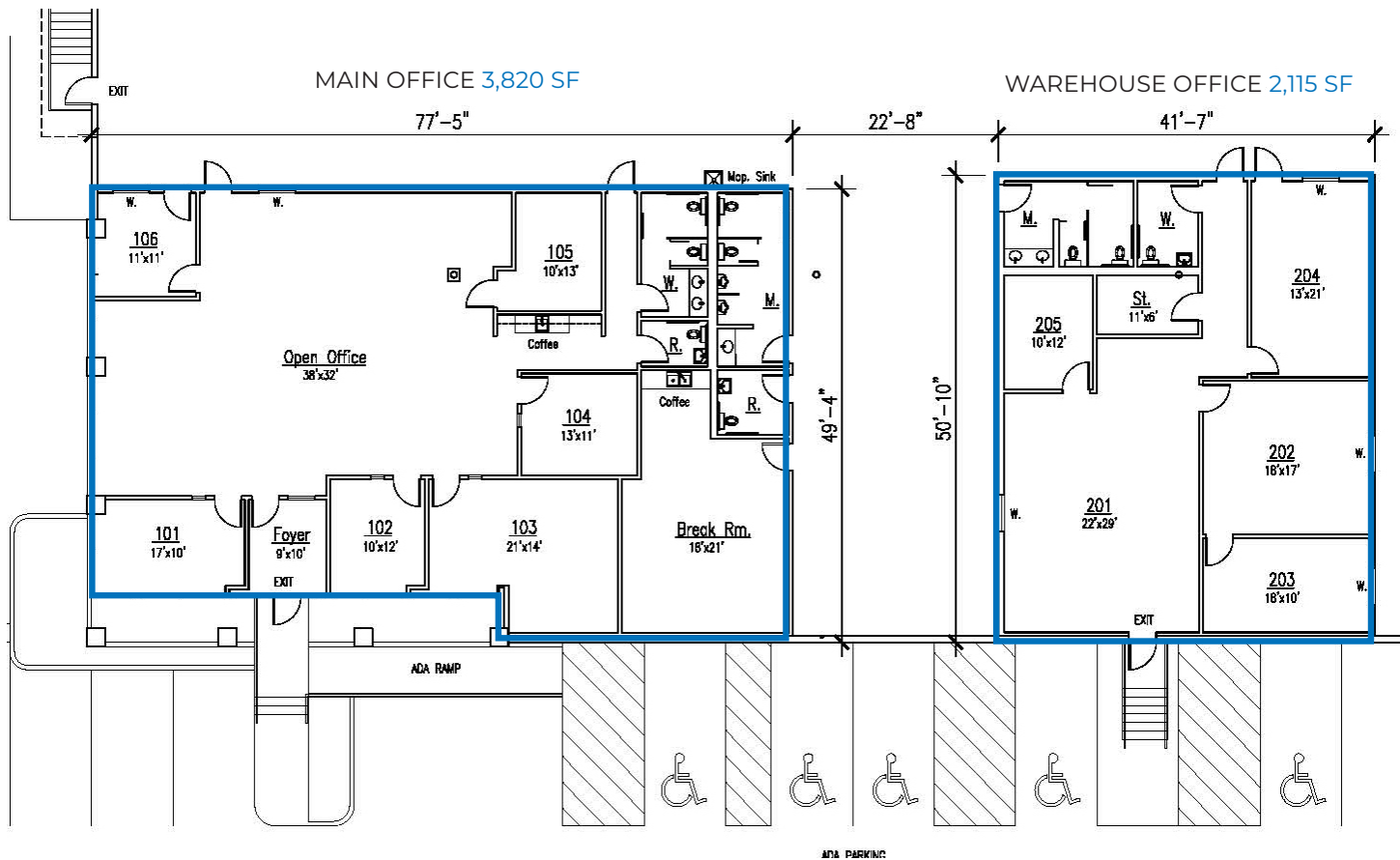
- Master-planned park with excellent accessibility
- Strategically located on the corner of Clay Rd. and Brittmoore Rd., just off Beltway 8
- Outstanding corporate identity
- Irreplaceable infill location

FLOOR PLAN

- **275,600 SF Total**
- **Divisible to 137,800 SF**
- 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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INDUSTRIAL

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

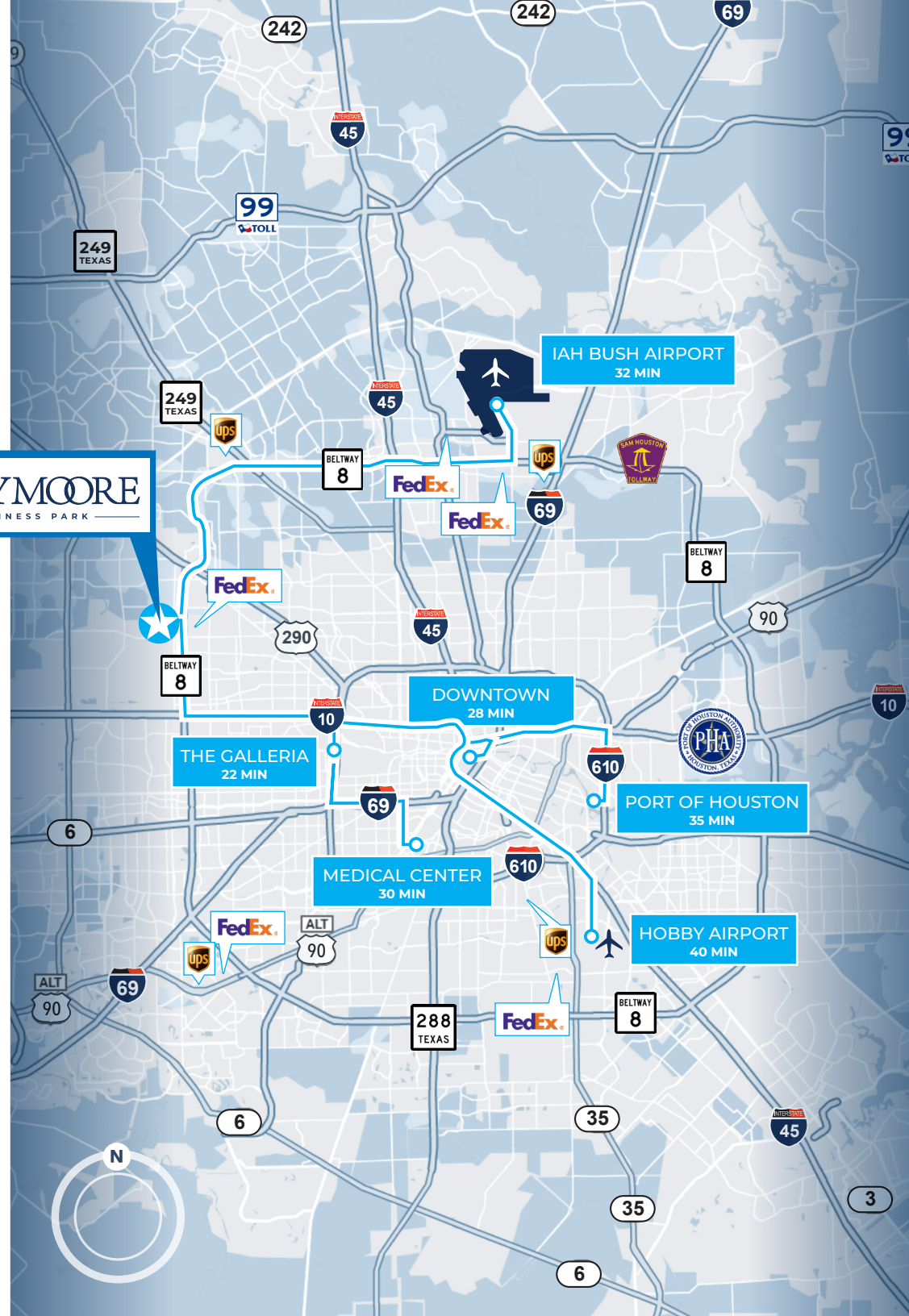
HOTELS

- 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





LOVETT

INDUSTRIAL

LEASING INFORMATION:

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