

OFFICE & WAREHOUSE FOR LEASE!

28,816 SQ FT OFFICE &
WAREHOUSE



FEATURES & AMENITIES

- 28,816 SF total | 2,004 SF office
- The most preeminent business and industrial park in North Houston
- Strategically located at Beltway 8 and Interstate 45
- Master planned, deed restricted business park
- Outstanding access with eleven (11) ingress/egress points
- Major tenants in the park include Amazon, Sysco, Coca Cola, BNSF Logistics, HD Supply, The Reynolds Co.
- Numerous amenities in close proximity to park

LOCATION MAP



LEASING INFORMATION

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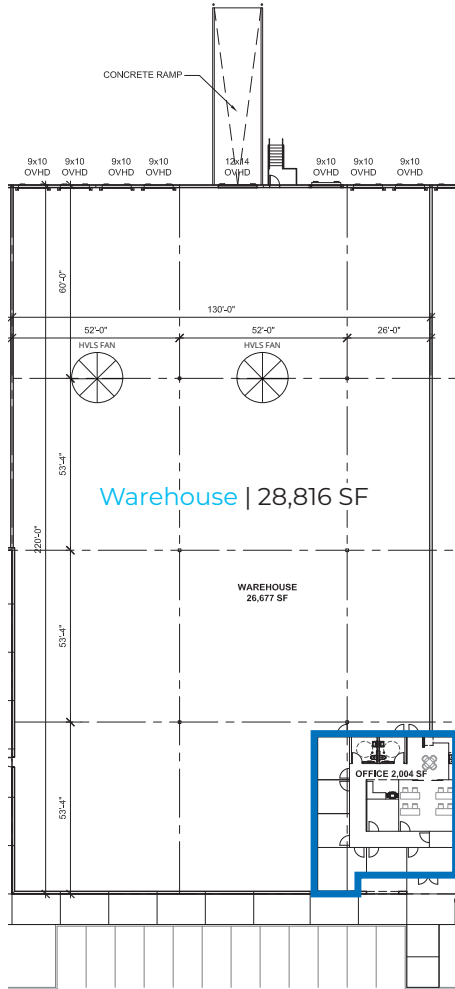
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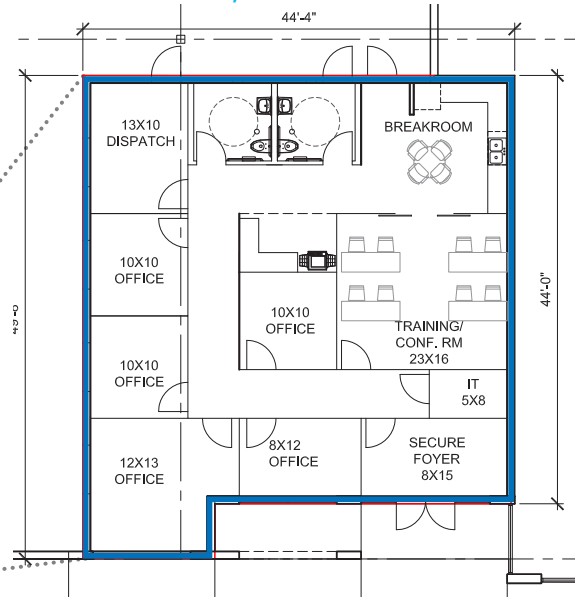
FLOOR PLAN

28,816 SQ FT

**OFFICE &
WAREHOUSE**



Office Plan - 2,004 SF



SPACE FEATURES

- 28,816 SF total | 2,004 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Two (2) HVLS Fans
- Seven (7) dock-high loading doors
- One (1) drive-in ramp
- Fenced truck apron
- 53'4" x 52' Column Spacing
- 200A Electrical Service

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PINTO BUSINESS PARK FALLBROOK BUILDING 2

252 FALLBROOK DRIVE | SUITE 200 | HOUSTON, TEXAS 77038

AERIAL MAP



HOUSTON GALLERIA 20 MILES

DOWNTOWN 15 MILES

PORT OF HOUSTON 22 MILES

MEDICAL CENTER 20 MILES

HOBBY AIRPORT 25 MILES

IAH BUSH AIRPORT 10 MILES

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