



PROPERTY BENEFIT

- Located in the heart of business friendly Stafford, Texas with no property taxes and Triple Freeport Tax Exemption to qualified users, provides meaningful cost savings
- Attractive store front entries with build-to-suit office and flexible building design can accommodate users from 29,000 SF to 219,750 SF
- Direct access and close proximity to either Highway 90 or Southwest Freeway (I-69)
- Abundant parking and separate truck lane provides outstanding ingress and egress
- Unique signage and branding opportunities at Building Two with visibility to Highway 90

Leasing Information

Brian Gammill
713.270.3321
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Jude Filippone
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A project of:

 **TRANSWESTERN** DEVELOPMENT COMPANY



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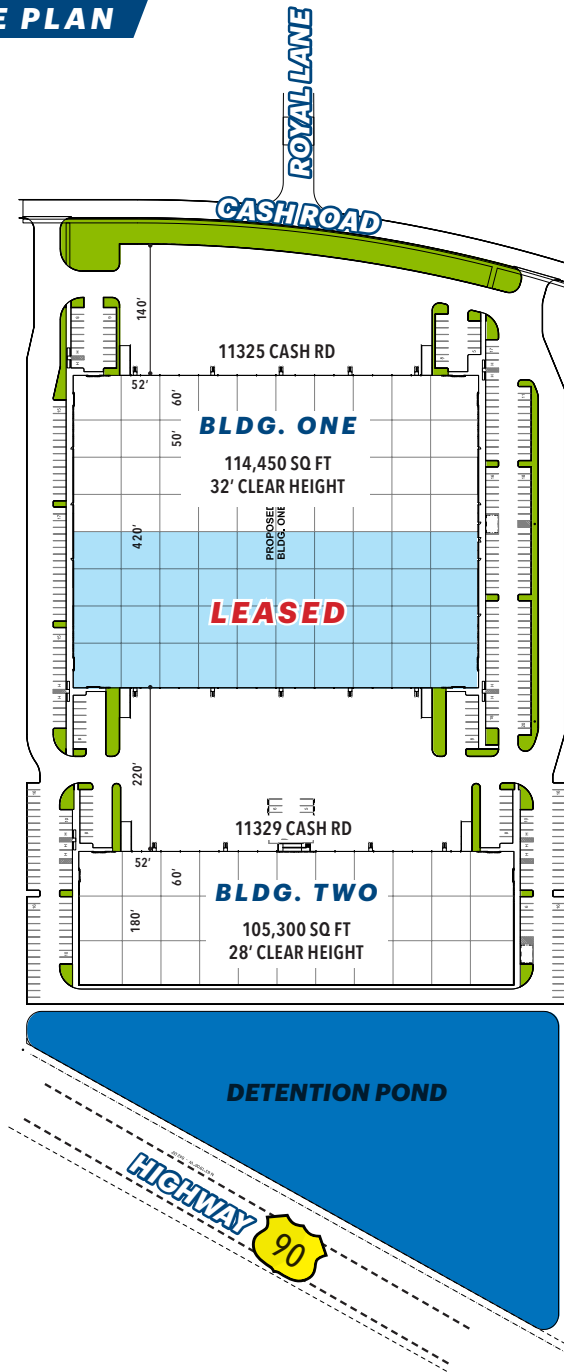
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SITE PLAN



BUILDING ONE

- 114,450 total space available
- Cross dock (420' deep)
- (25) 9'x10' OH doors, dock high
- (2) 12'x14' OH doors, one at each ramp to finish floor
- 32' Clear height
- 193 Cars
- ESFR

BUILDING TWO

- 105,300 total space available
- (25) 9'x10' OH doors, dock high
- (2) 12'x14' OH doors, one at each ramp to finish floor
- Front load (180' deep)
- 28' Clear height
- 127 Cars
- ESFR

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