

OFFICE & WAREHOUSE FOR LEASE!

62,448 SQ FT OFFICE & WAREHOUSE



FEATURES & AMENITIES

- 62,448 SF total | 4,622 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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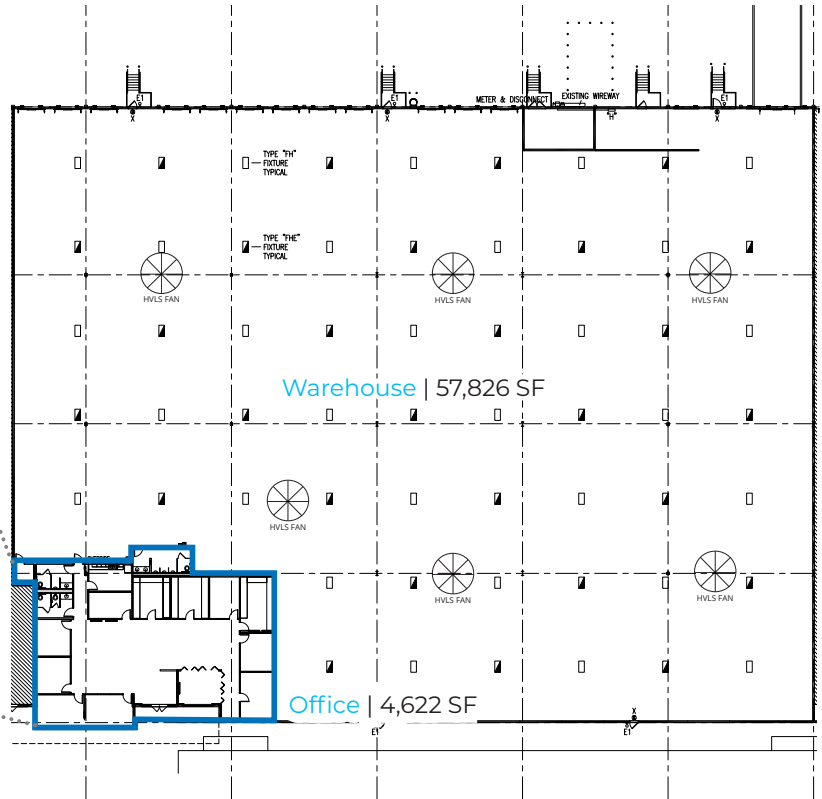
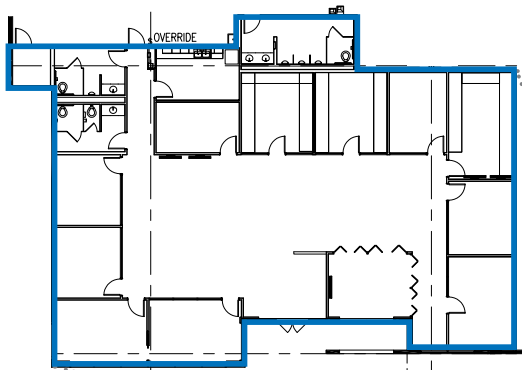
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FLOOR PLAN

62,448 SQ FT OFFICE & WAREHOUSE

Office Plan - 4,622 SF



SPACE FEATURES

- 62,448 SF total | 4,622 SF office
- 28' Clear height
- ESFR Sprinklered
- Dock-high/Rear-load
- 260' Shared truck apron
- Six (6) HVLS Fans
- Thirteen (13) dock-high loading doors
- One (1) oversized door and drive-in ramp
- Fenced truck apron
- 52' x 53' Column Spacing
- 1000A Electrical Service

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PINTO BUSINESS PARK FALLBROOK BUILDING 2

252 FALLBROOK DRIVE | SUITE 300 | 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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