



CLARION PARTNERS



FALCON
Commercial Development



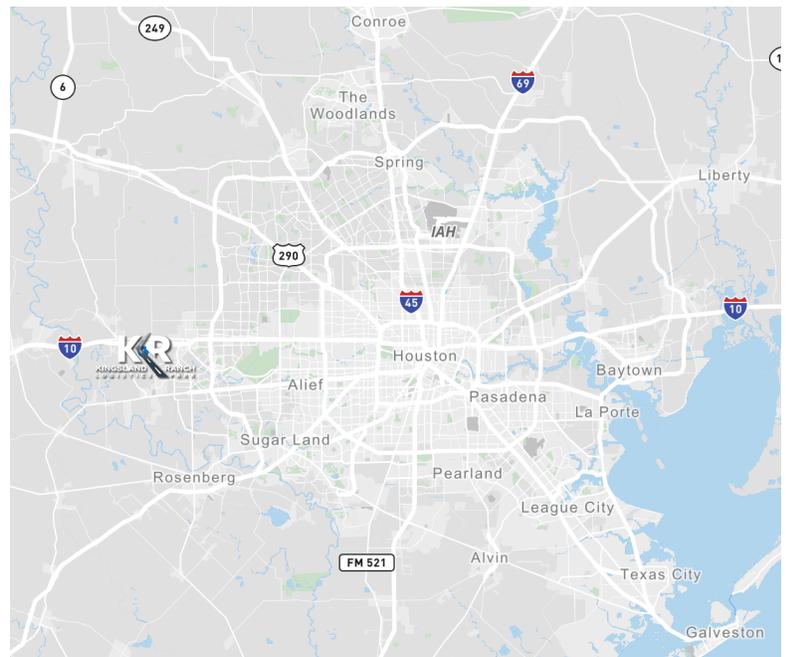
Building 5
4014 Kingsland Ranch Dr.
Brookshire, Texas 77423

504,370 Square Feet

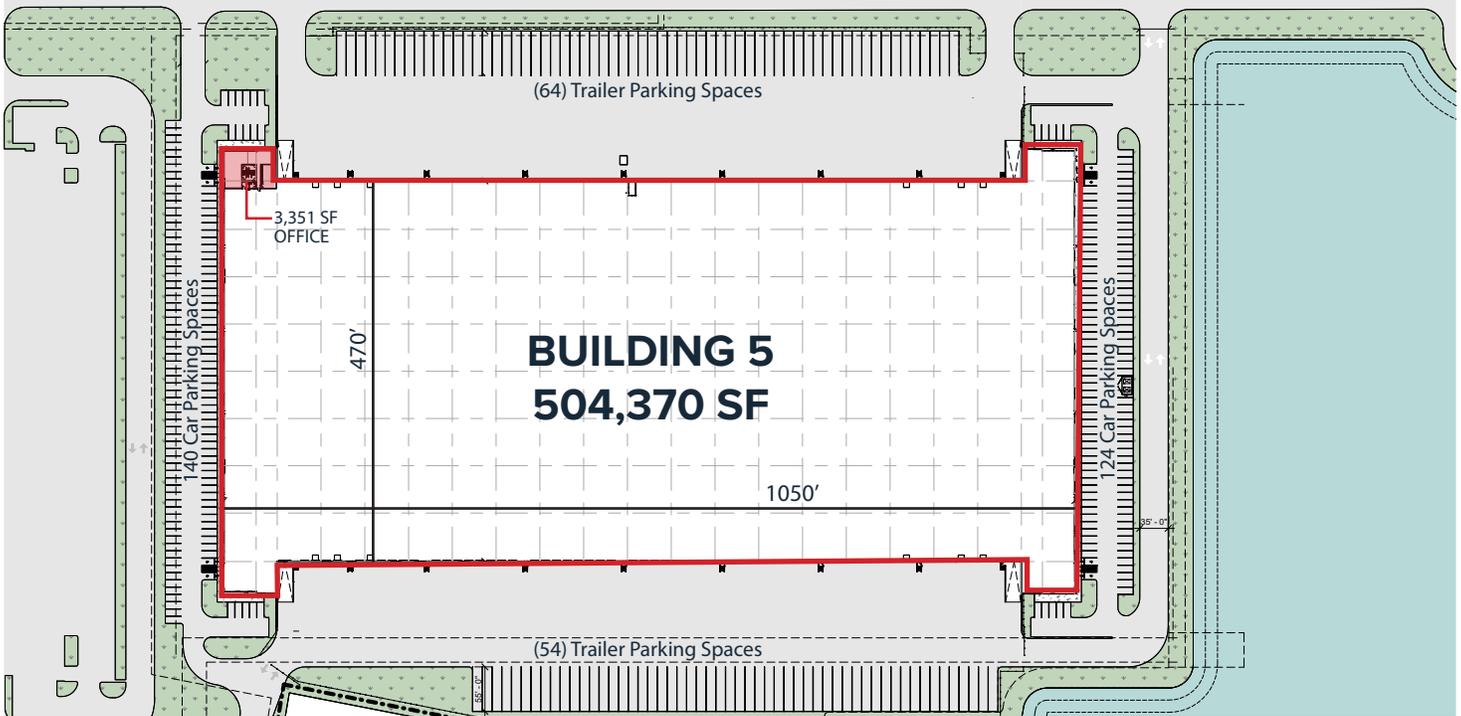


BUILDING HIGHLIGHTS

- Available SF: 504,370 SF
- Spec Office: 3,351 SF
- Dimensions: 1,050' x 470'
- Dock Doors: 113 (9' x 10'); 12 levelers
- Drive-Ins: 4 (14' x 16')
- Auto Parks: 264
- Trailer Parks: 118
- Clear Height: 40'
- 8" Super Flat Slab
- ESFR Sprinklers
- Column Spacing: 54' x 50'
- Power: 2,500 KvA Transformer; ±4,000 Amps
- 185' Truck Court Depth
- Working Towards LEED Certification
- 18 Louvers to achieve 1.72 air changes per hour



Kingsland Ranch Logistics Park | Building 5 Site Plan



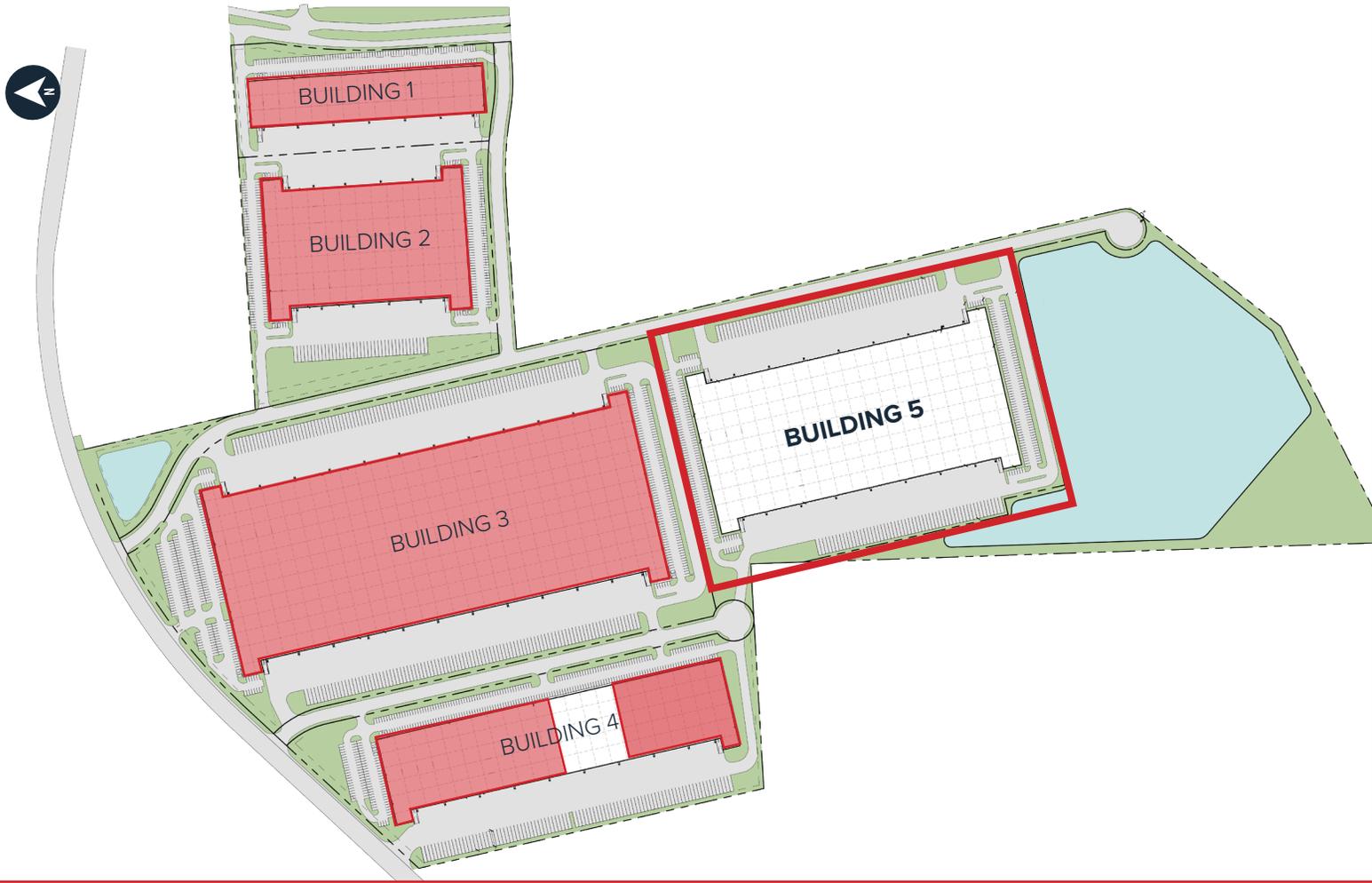
Kingsland Ranch Business Park is strategically located less than a mile from Interstate 10 in the fast growing West/Katy submarket. The Class A Industrial Park features 5 state-of-the-art buildings. Each building will be equipped with make ready features including:

- Spec Office
- LED Light Fixtures
- ESFR Sprinkler System
- Whitewashed Warehouse Walls
- (12) 40,000 lb Levelers
- Yellow Paint First 12 Ft. of Each Column
- Ashford Floor Seal
- Caulked Slab Joints Throughout





Kingsland Ranch Logistics Park | Master Site Plan



PHASE I

BUILDING 1 - Leased

- 127,422 SF
- REAR LOAD
- 28' CLEAR
- 165 AUTO SPACES

BUILDING 2 - LEASED

- 283,348 SF
- CROSS DOCK
- 36' CLEAR
- 239 AUTO SPACES

BUILDING 3 - LEASED

- 855,610 SF
- CROSS DOCK
- 40' CLEAR
- 419 AUTO SPACES

BUILDING 4

- 315,655 SF
- 70,180 SF Available
- REAR LOAD
- 32' CLEAR
- 348 AUTO SPACES

PHASE 2

BUILDING 5

- 504,370 SF
- CROSS DOCK
- 40' CLEAR
- 264 AUTO SPACES
- 118 TRAILER PARKS

For more information on this opportunity, please contact.

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