



STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

Building 1

±104,559 SF AVAILABLE

13527 Stafford Rd | Stafford, TX

Q1 2026 Delivery



STRATEGIC STAFFORD LOCATION
WITH MAJOR TAX ADVANTAGES!



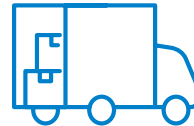
STAFFORD CENTRE BUSINESS PARK

A new, Class A industrial park offers a range of $\pm 54,238$ SF to $\pm 104,559$ SF across two buildings. The park features a 185' shared truck court, 6" slab, and is equipped with ESFR sprinklers. The HVAC system includes louvers and freeze protection, while the building design incorporates a clerestory feature for improved natural lighting. Utilities are provided by Fort Bend County Water Control & Improvement District No. 2. The location is particularly attractive, offering excellent accessibility with easy connections to Highway 59 South, Beltway 8, and Highway 90A, making it an ideal choice for efficient transportation. Additionally, the park benefits from significant inventory tax saving with Triple Freeport Exemption and low tax rate/no city tax - \$1.732804 (2024).



$\pm 104,559$ SF

Total Available



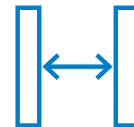
185' (shared)

Truck Court



Front Load

Configuration



60' x 52'

Typical Column Spacing



ESFR

Sprinklers System



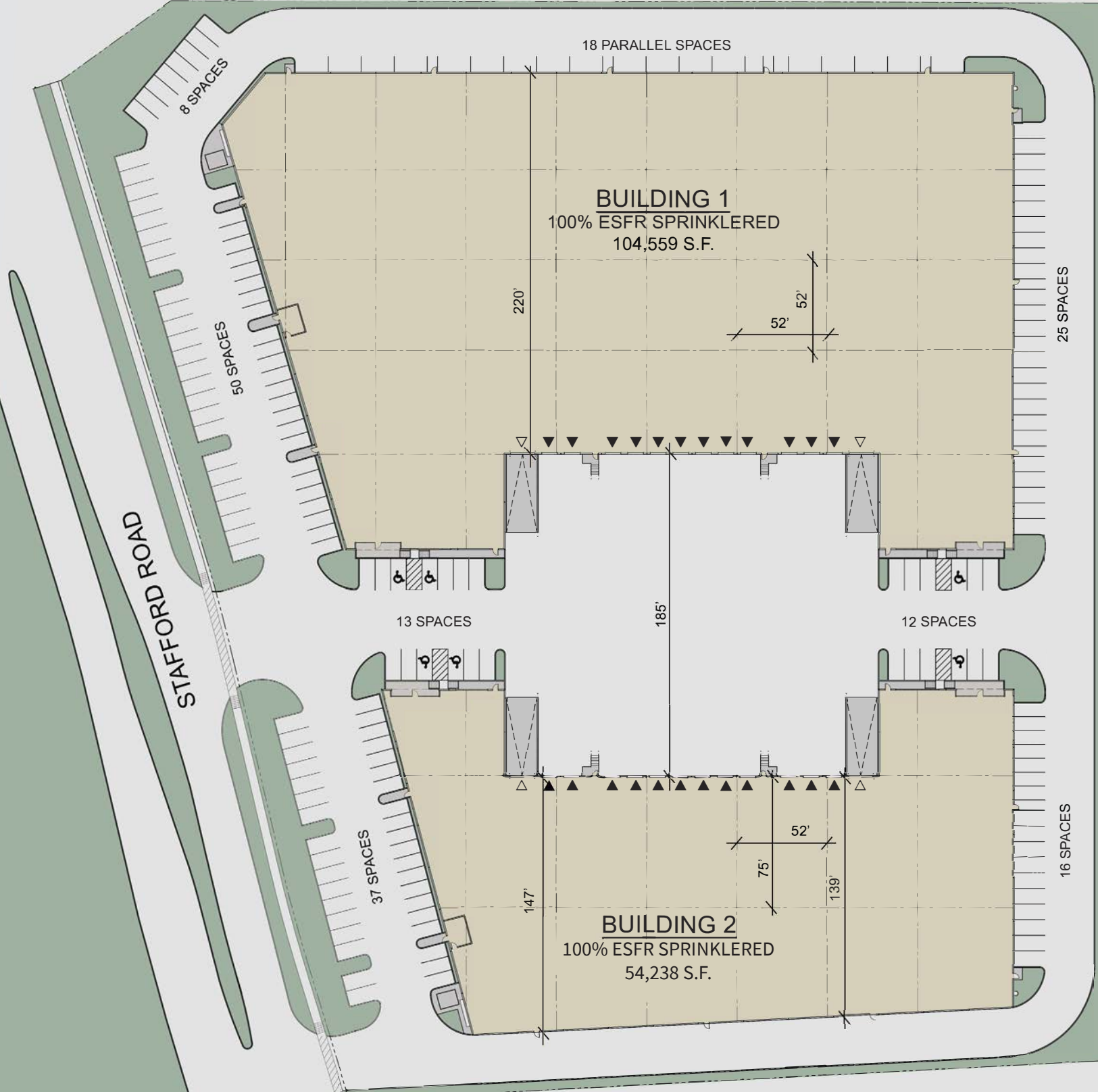
1.77%

Tax Rate



$\pm 2,507$ SF

Building 1 Spec Office



BUILDING ONE OVERVIEW

TOTAL SF ±104,559 SF

CONFIGURATION Front Load

CLEAR HEIGHT 32'

BUILDING DEPTH 220'

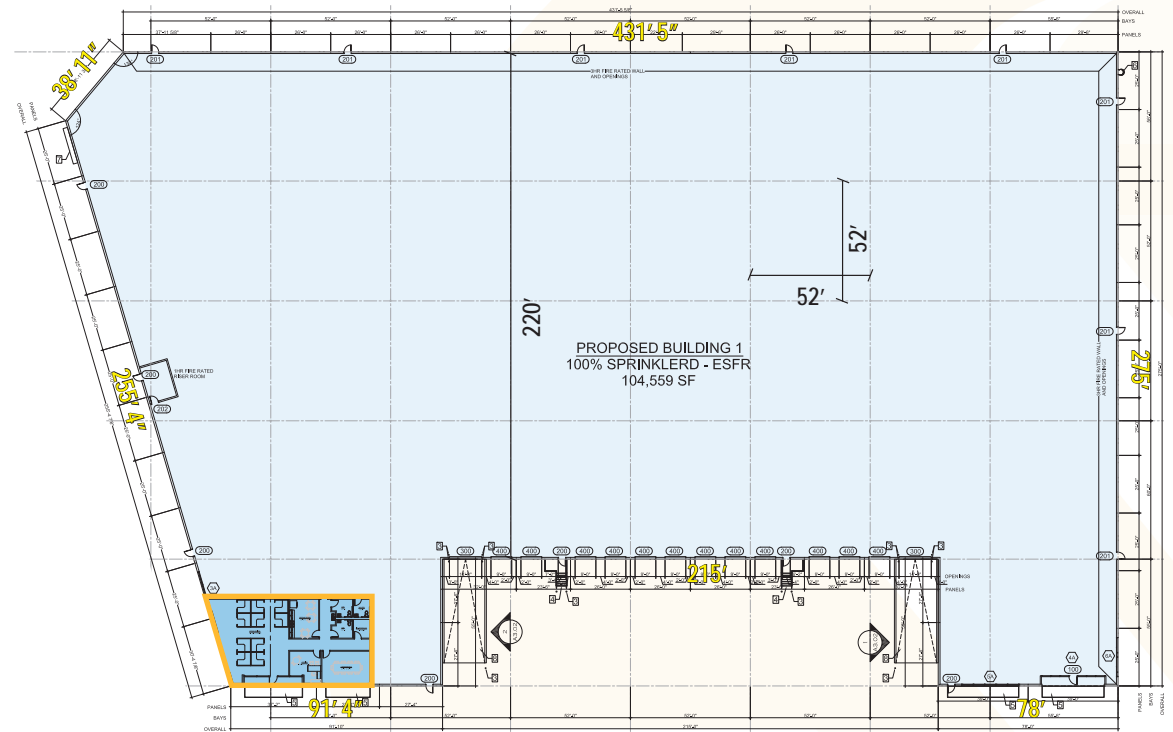
DOCK DOORS Twelve (12)

RAMPS Two (2)
12'x14' O/H Doors

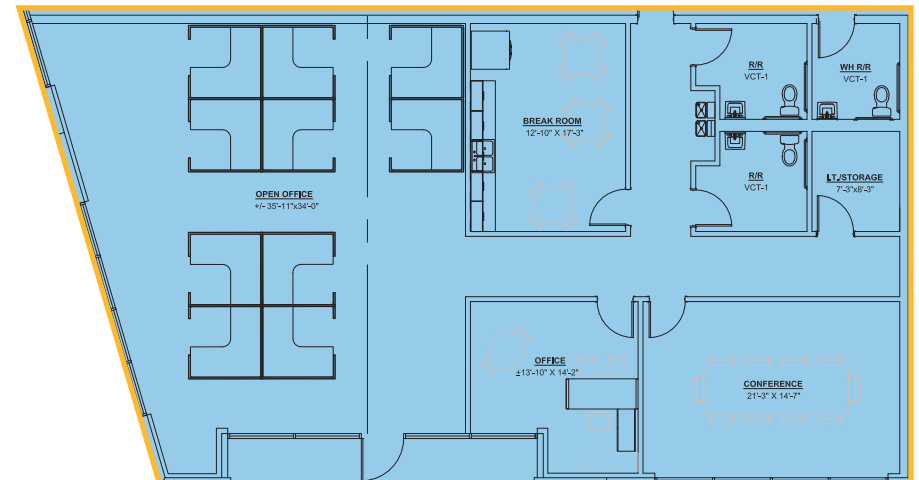
LIGHTS Two (2) Per Bay

PARKING STALLS 108 Spaces

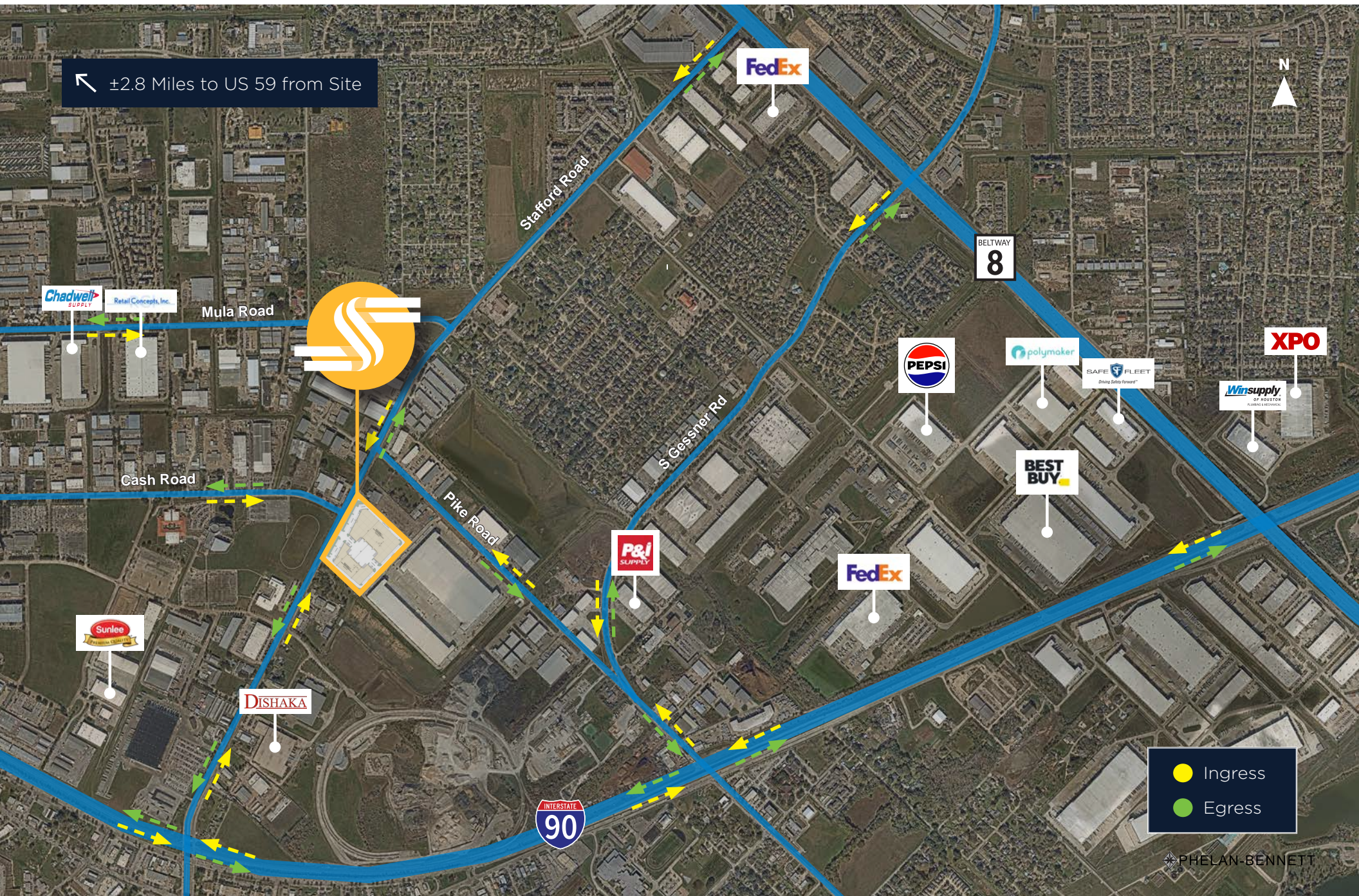
POWER 1,200 Amps



Spec Office - ±2,507 SF



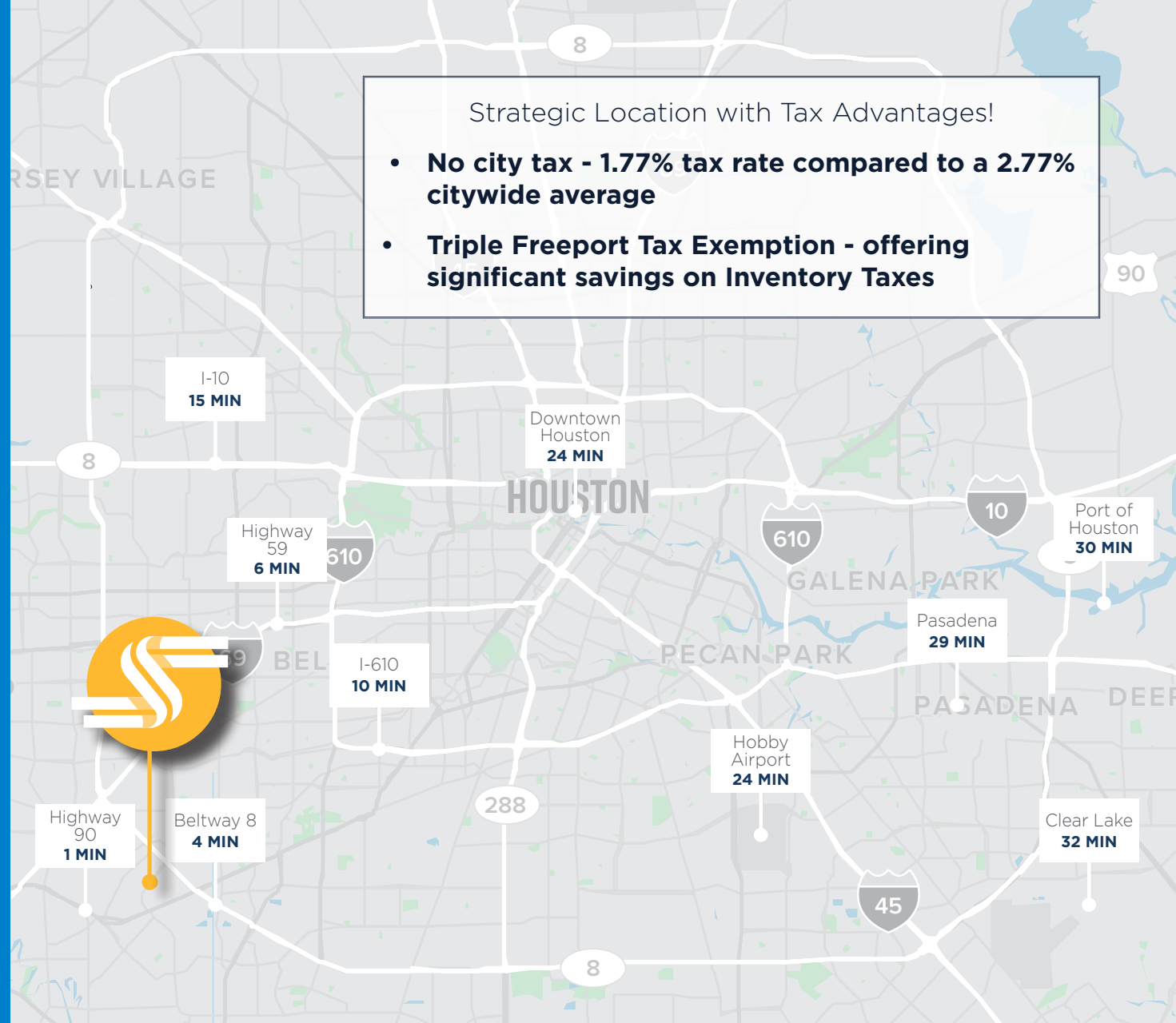
LOCATION OVERVIEW



CONTACT

MARK NICHOLAS, SIOR
Executive Vice President
+1 713 805 6330
mark.nicholas@jll.com

JARRET VENGAUS, SIOR
Executive Vice President
+1 713 888 4035
jarret.venghaus@jll.com



Development by:



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