



PATRIOT

BUSINESS PARK

10326-10330 VETERANS MEMORIAL DR.
HOUSTON, TX 77083

Patriot Business Park is strategically located in the heart of the North Houston industrial submarket. The project consists of three state-of-the-art buildings totaling 462,591 square feet. With quick access to Beltway 8 and just minutes from I-45, Patriot Business Park provides excellent ingress/egress for users, presenting optimal distribution patterns for their business.

PROPERTY OVERVIEW

- ★ 3 buildings
- ★ Building area: 462,591 SF
- ★ 285 current auto parking spaces
- ★ 197 future auto parking spaces
- ★ Available now for sale or lease



DRIVE TIMES:

 **2 minutes**
BELTWAY 8

 **17 minutes**
IAH Airport

 **17 minutes**
I-69

 **7 minutes**
I-45

 **10 minutes**
HWY 249

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com



★★★
PATRIOT
BUSINESS PARK

SITE PLAN | 462,591 SF TOTAL

10326-10330 VETERANS MEMORIAL DR.

BUILDING 1

BUILDING 3

LEASED

LEASED

BUILDING 2



TRUCK LANE



DETENTION PONDS



SURROUNDING LANDSCAPING

VETERANS MEMORIAL DR.

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com

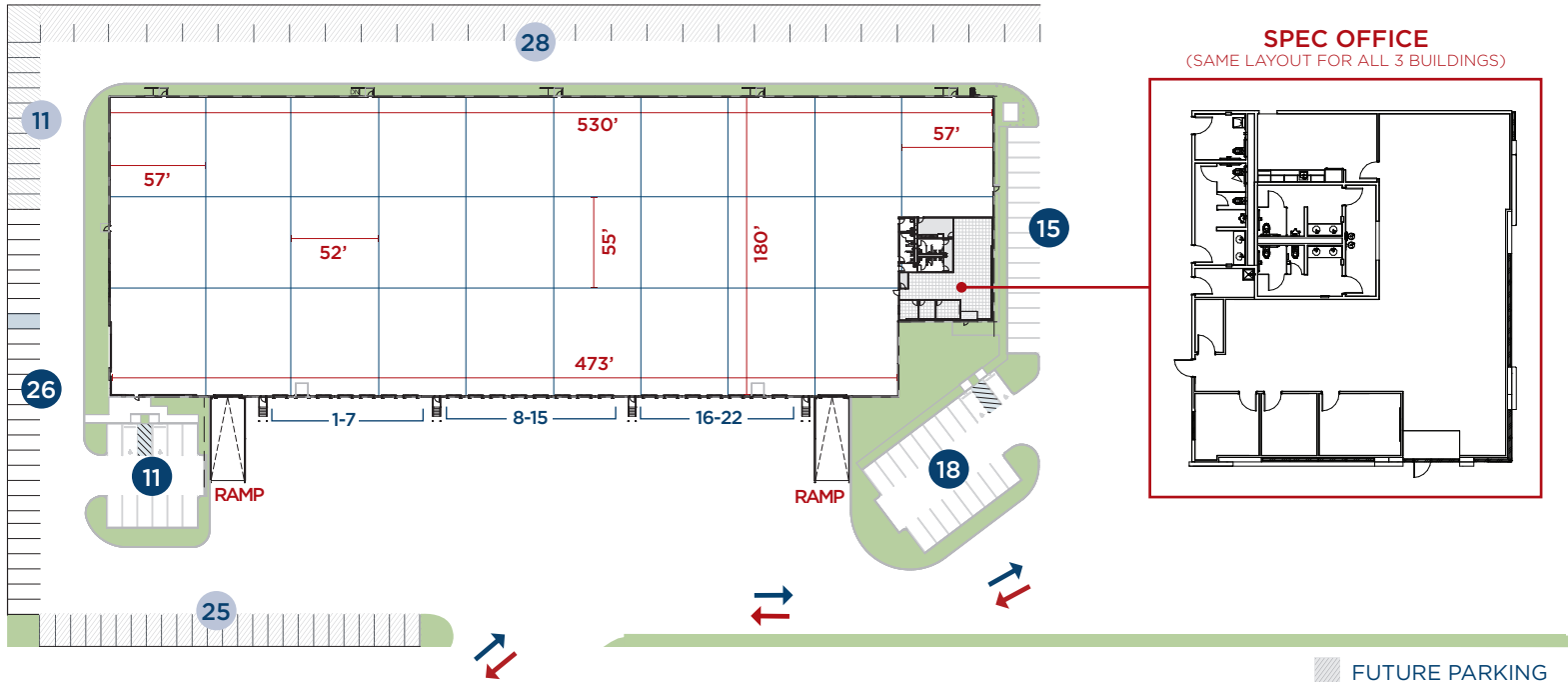


PATRIOT

BUSINESS PARK

BUILDING 1 SITE PLAN

10326 VETERANS MEMORIAL DR. | HOUSTON, TX 77083



BUILDING 1 FEATURES

- 92,758 SF Total
- 3,524 SF office
- Front-load
- ESFR sprinklered
- 180' building depth
- 32' clear height
- 22 — 9' x 10' dock-high doors
- 2 — 16' x 18' drive-in ramps
- 70 auto parking spaces
- 64 future parking spaces
- 55' x 52' column spacing
- 2000 AMP service
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 2 — 40k lb. mechanical dock levelers
- 60mil TPO roof

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

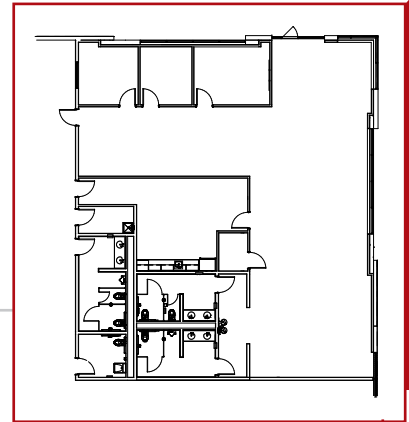
NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com



PATRIOT

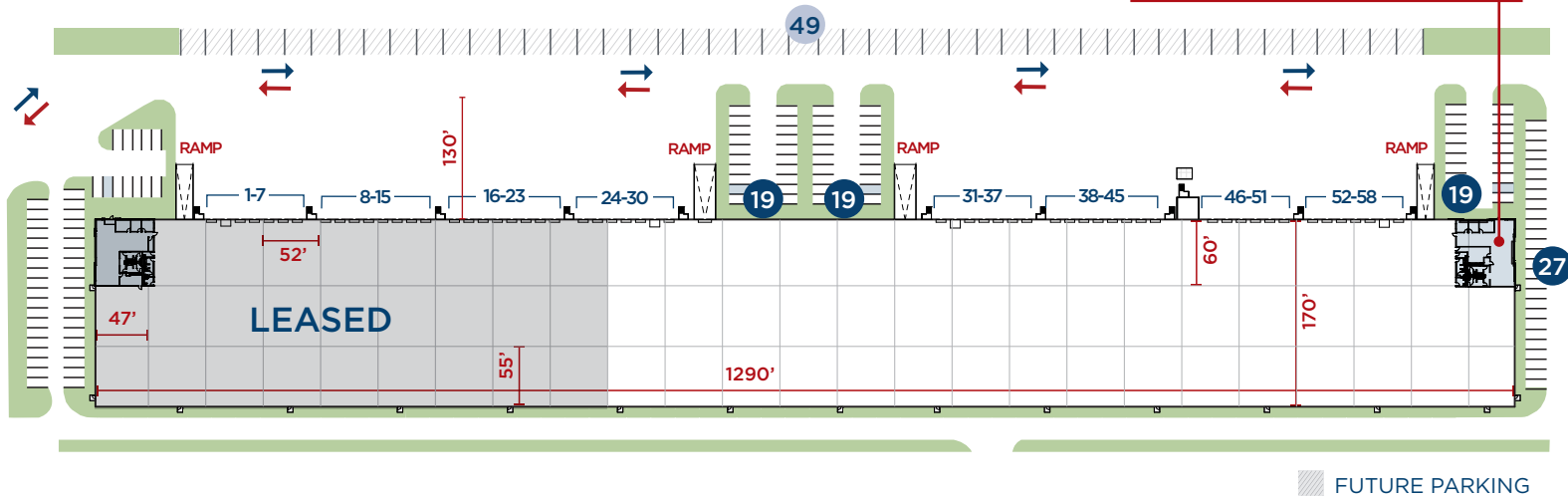
BUSINESS PARK

SPEC OFFICE



BUILDING 2 SITE PLAN

10328 VETERANS MEMORIAL DR. | HOUSTON, TX 77083



BUILDING 2 FEATURES

- 140,535 SF Available (Ability to demise)
- 3,678 SF office
- Front-load
- ESFR sprinklered
- 170' building depth
- 32' clear height
- 33 — 9' x 10' dock-high doors
- 3 — 16' x 18' drive-in ramps
- 84 auto parking spaces available
- 49 future parking spaces
- 55' x 52' column spacing
- 2 transformers and 2 services, each service is 2000 AMPS (3600 AMPS available)
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 3 — 40k lb. mechanical dock levelers
- 60mil TPO roof

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com

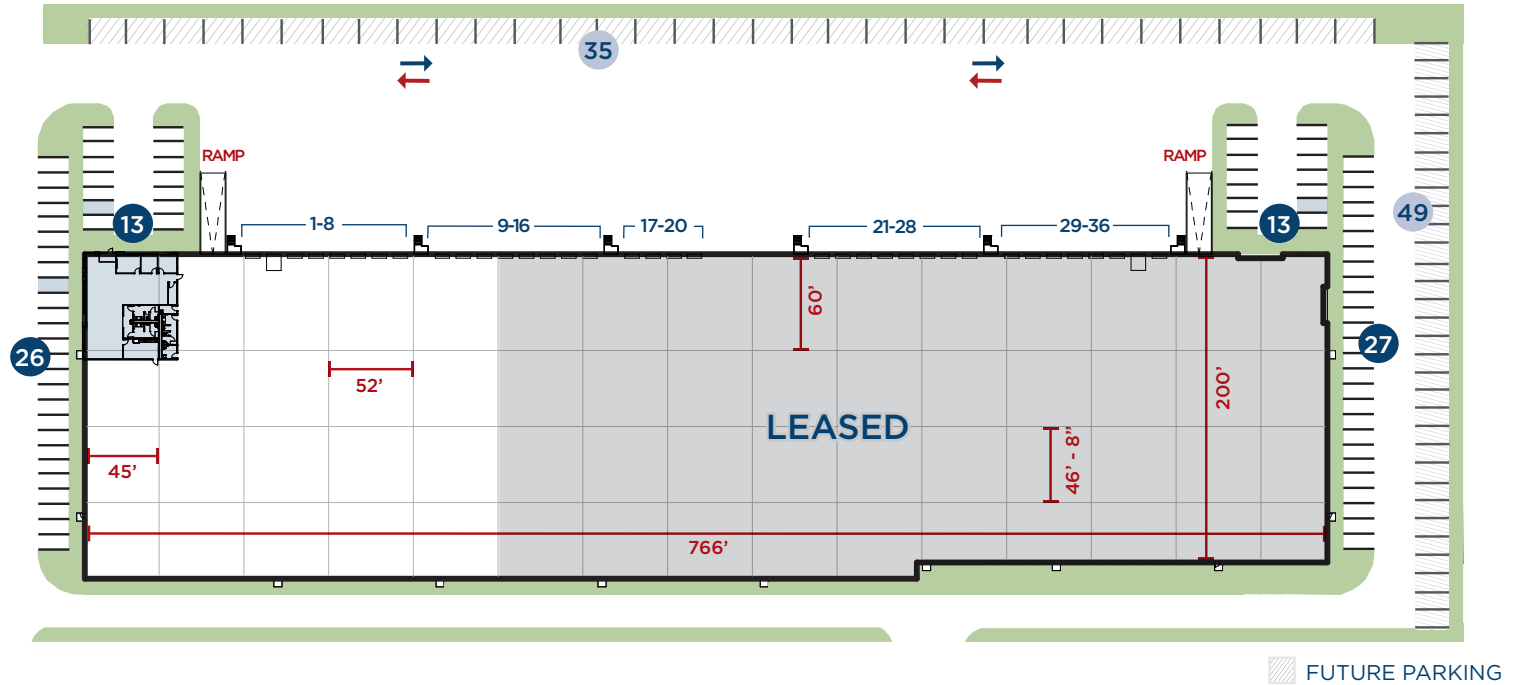


PATRIOT

BUSINESS PARK

BUILDING 3 SITE PLAN

10330 VETERANS MEMORIAL DR. | HOUSTON, TX 77083



BUILDING 3 FEATURES

- **50,572 SF Available**
3,666 SF office
- Front-load
- ESFR sprinklered
- 200' building depth
- 32' clear height
- 11 — 9' X 10' dock-high doors
- 1 — 16' X 18' drive-in ramps
- 40 auto parking spaces
- 84 future parking spaces
- 46' 8" X 52' column spacing
- 2500 AMP service
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 1 — 40k lb. mechanical dock levelers
- 60mil TPO roof

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com

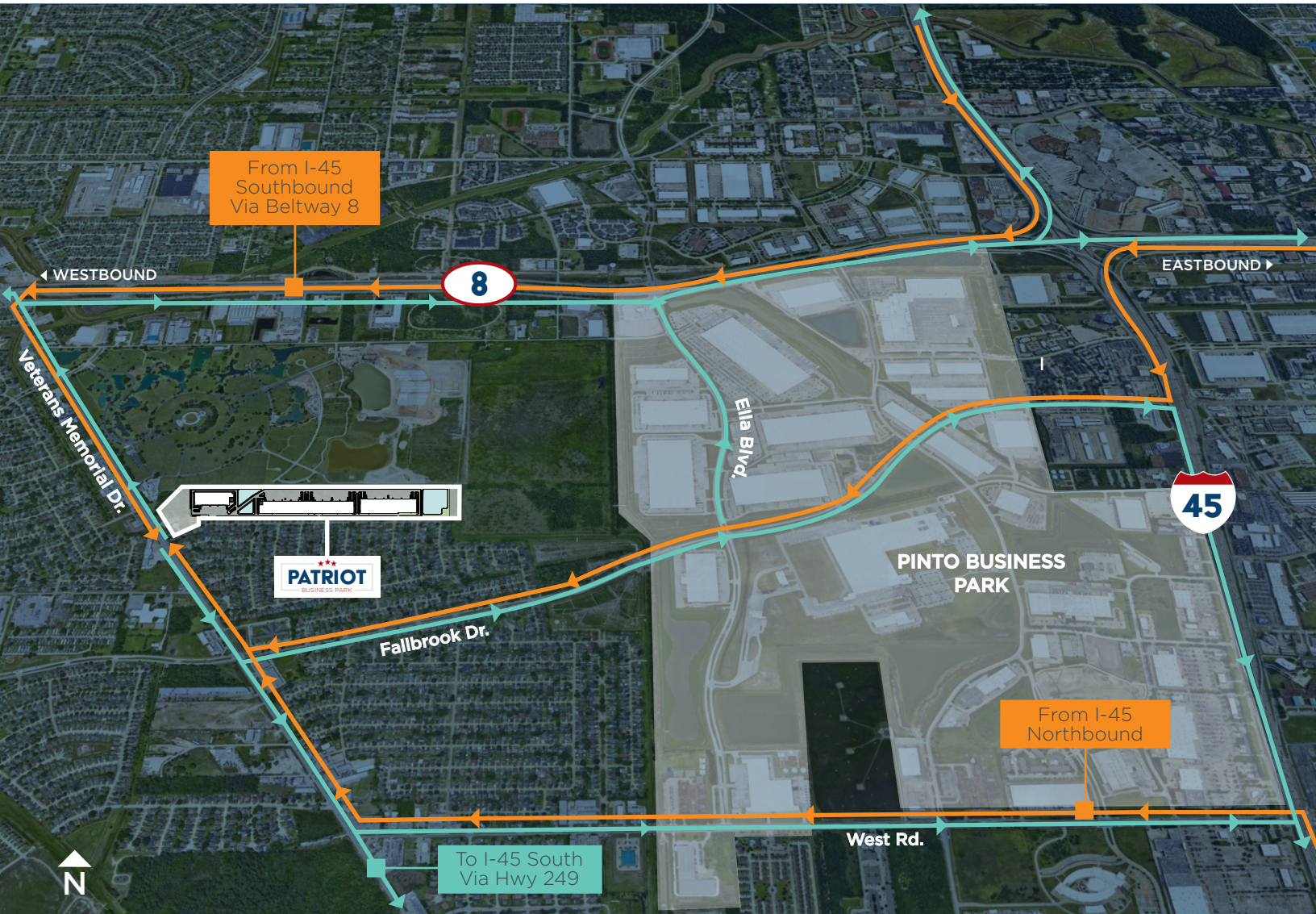


INGRESS/EGRESS MAP

Direct access to Veterans Memorial Drive and immediate proximity to Beltway 8 and I-45 North and South.



10326-10330 VETERANS MEMORIAL DR.
HOUSTON, TX 77083



■ Ingress ■ Egress

GREAT LOCATION FOR BUSINESS IN THE HEART OF THE NORTH SUBMARKET

FOR SALE OR LEASING INFORMATION, CONTACT

TYLER MANER | 830.992.0834 | tmaner@streamrealty.com

JEREMY LUMBRERAS, SIOR | 713.560.0608 | jlumbreras@streamrealty.com

NATALIE GILBERT | 214.499.8911 | natalie.gilbert@streamrealty.com

