

13650 PIKE RD I STAFFORD, TX 77477

CROSS DOCK & FRONT LOAD AVAILABLE



READY FOR OCCUPANCY



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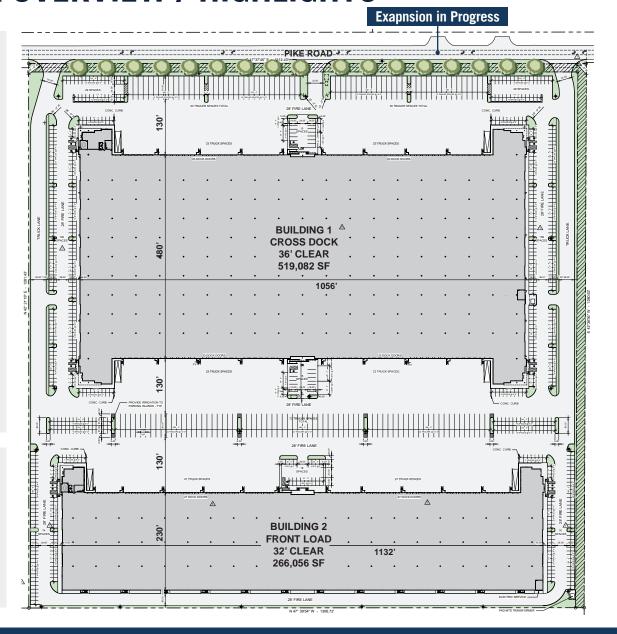
STAFFORD LOGISTICS PARK OVERVIEW / HIGHLIGHTS

PARK OVERVIEW

- Two buildings totaling 785,138 SF
 - Building 1: ±519,082 SF Cross Dock
 - Building 2: ±266,058 SF Front Load
- ±38.52 Acres
- 135 trailer parks
- 35K lb pit levelers at every 3rd door
- Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
- Pike Rd expansion to Stafford Road currently under construction
- Last free exit off Beltway 8 from highway 59 interchange
- Multiple points of ingress/egress
- Available for immediate occupancy

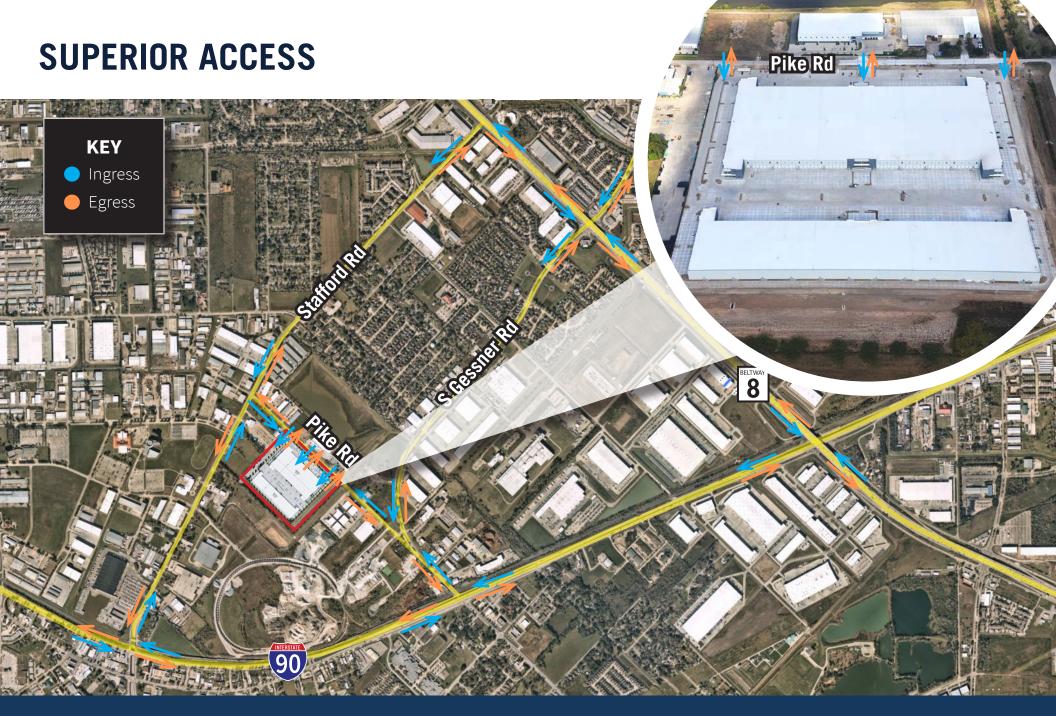
TAX ADVANTAGES

- No city tax 1.77% tax rate compared to a 2.77% citywide average
- Triple Freeport Tax Exemption offering significant savings on Inventory Taxes





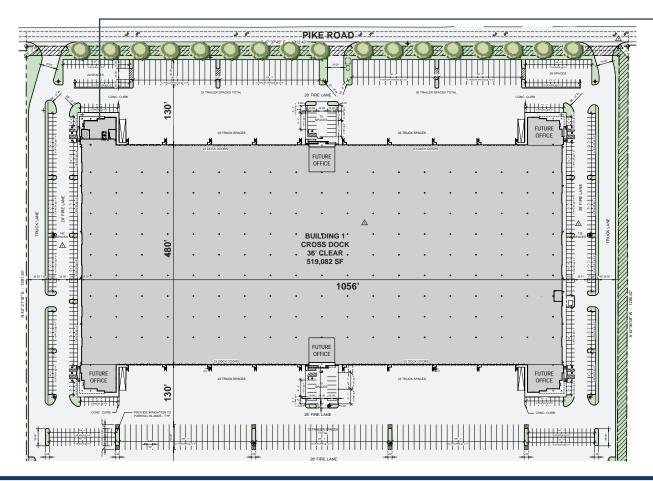




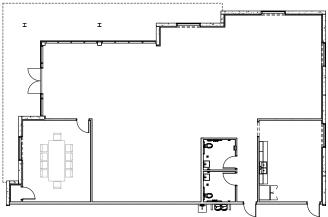




BUILDING 1 OVERVIEW



SPEC OFFICE



BUILDING FEATURES

Total SF: 519,082 SF

Office SF: 3,233 SF Spec Office

Configuration: Cross Dock

Speed Bays: 60'

Power: 4,000 Amps

Pit Levelers: 32 - 35k lb. (every 3rd door)

Clear Height: 36'

Column Spacing: 56' X 54'

Dock Doors: 78 (9' x 10')

Drive-in Doors: 4 (12' x 14')

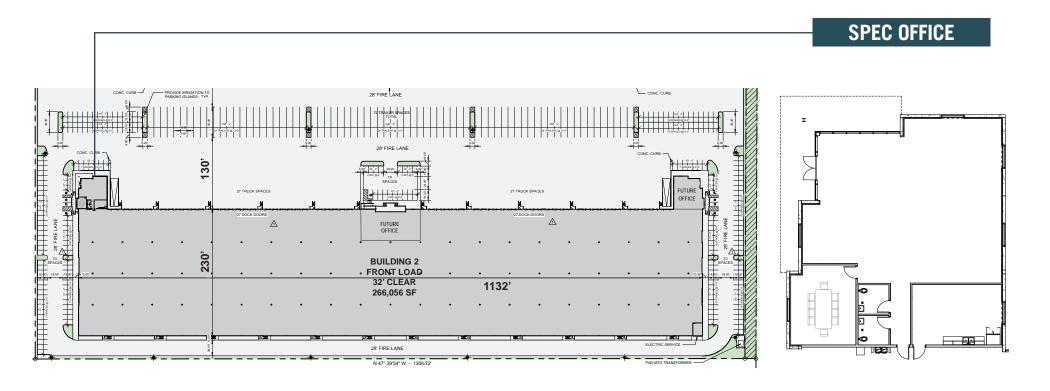
Sprinkler: ESFR

Parking Spaces: 368

Truck Court: 130'

Trailer Storage: Available

BUILDING 2 OVERVIEW



BUILDING FEATURES

Total SF: 266,056 SF

Office SF: 3,015 SF Spec Office

Configuration: Front Load

Speed Bays: 60'

Power: 2,500 Amps

Pit Levelers: 16 - 35k lb. (every 3rd door)

Clear Height: 32'

Column Spacing: 56' X 54'

Dock Doors: 54 (9' x 10')

Drive-in Doors: 2 (12' x 14')

Sprinkler: ESFR

Parking Spaces: 176

Truck Court: 130'

Trailer Storage: Available

PIKE ROAD EXPANSION



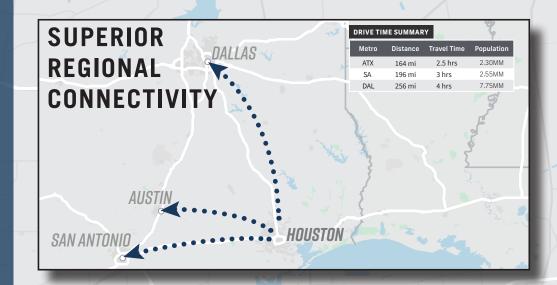


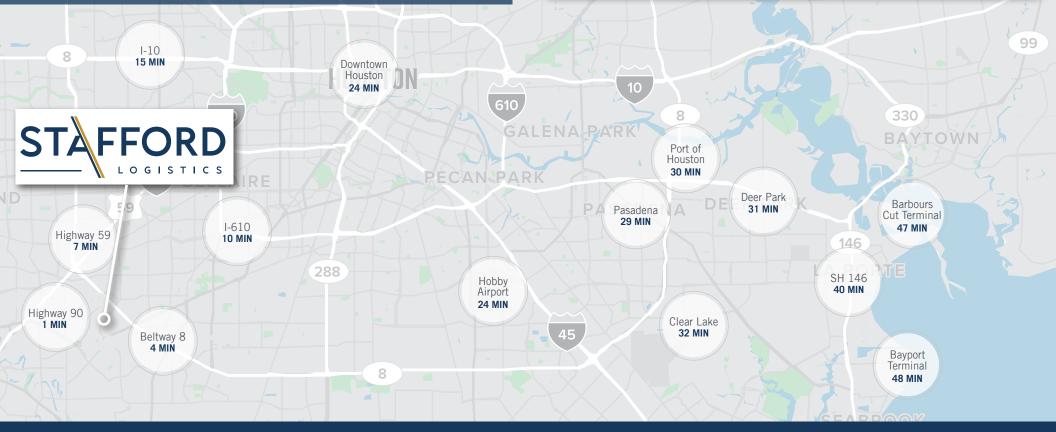


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Strategic Southwest Houston location with Tax Advantages

- Prime Southwest Houston location, minutes from Beltway 8 and US
 HWY 90, providing strategic connectivity to the city and beyond.
- Located in business friendly Stafford and Fort Bend County.
- Triple Freeport Tax Exemption available for qualified inventory.
- Advantageous tax structure in Stafford with no city tax.









CONTACT INFORMATION

LEASING

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