

Strategic Location with Tax Advantages!

- Low Tax Rate/No City Tax
- Significant Inventory Tax Saving with Triple Freeport Exemption

READY FOR OCCUPANCY



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LOVETT
INDUSTRIAL

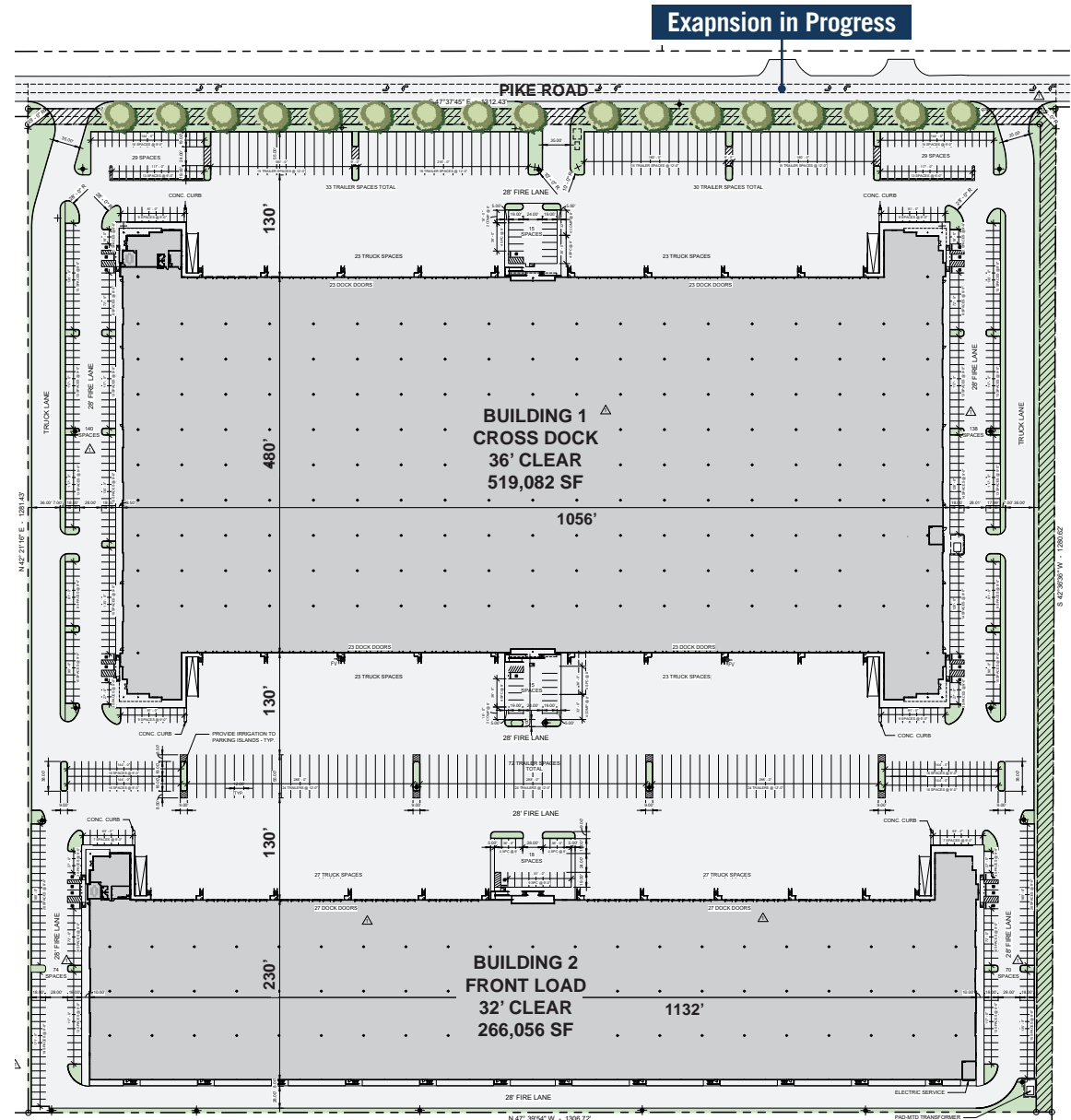
STAFFORD LOGISTICS PARK OVERVIEW / HIGHLIGHTS

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

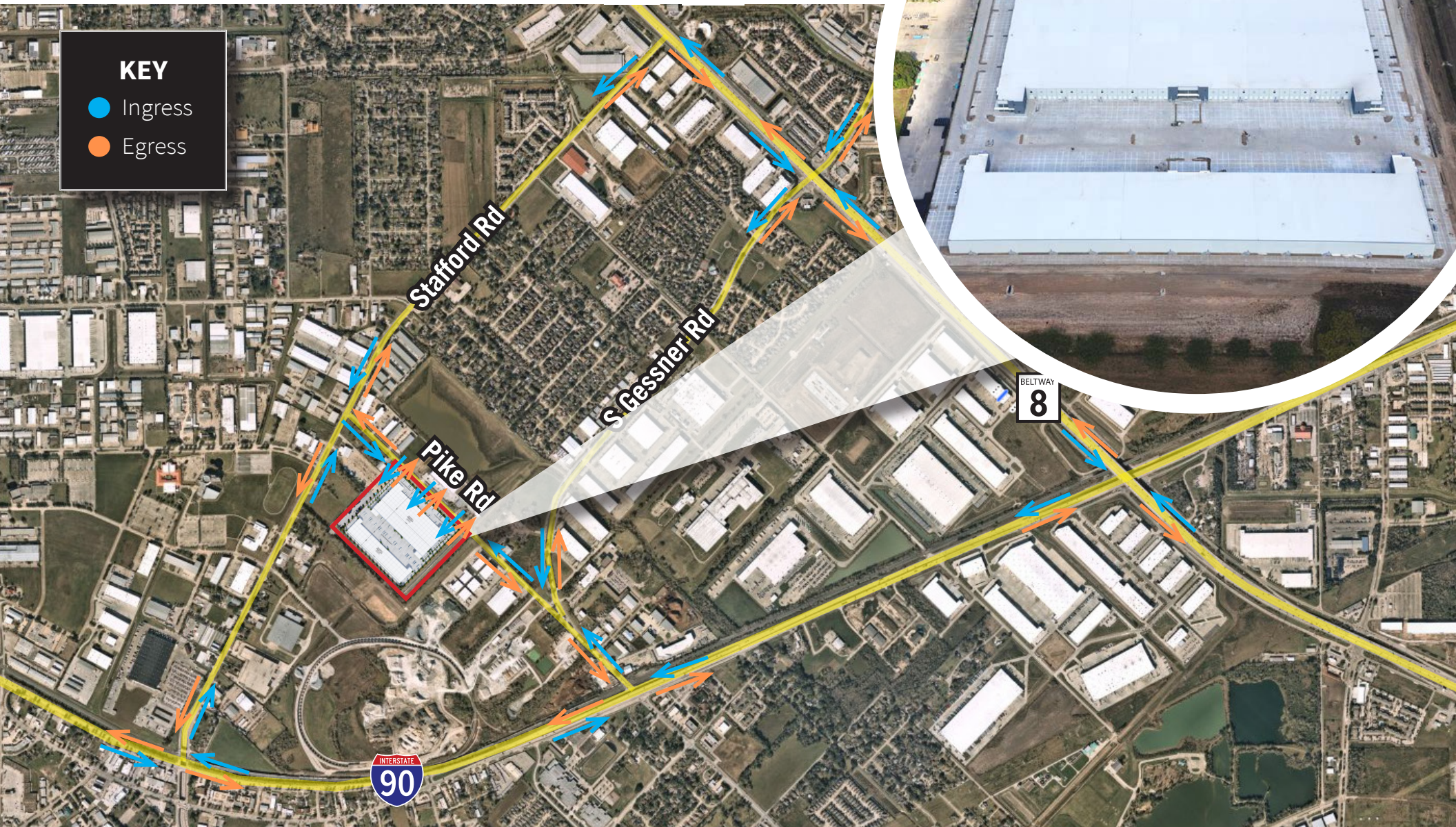
- No city tax - 1.77% tax rate compared to a 2.77% citywide average
- Triple Freeport Tax Exemption - offering significant savings on Inventory Taxes



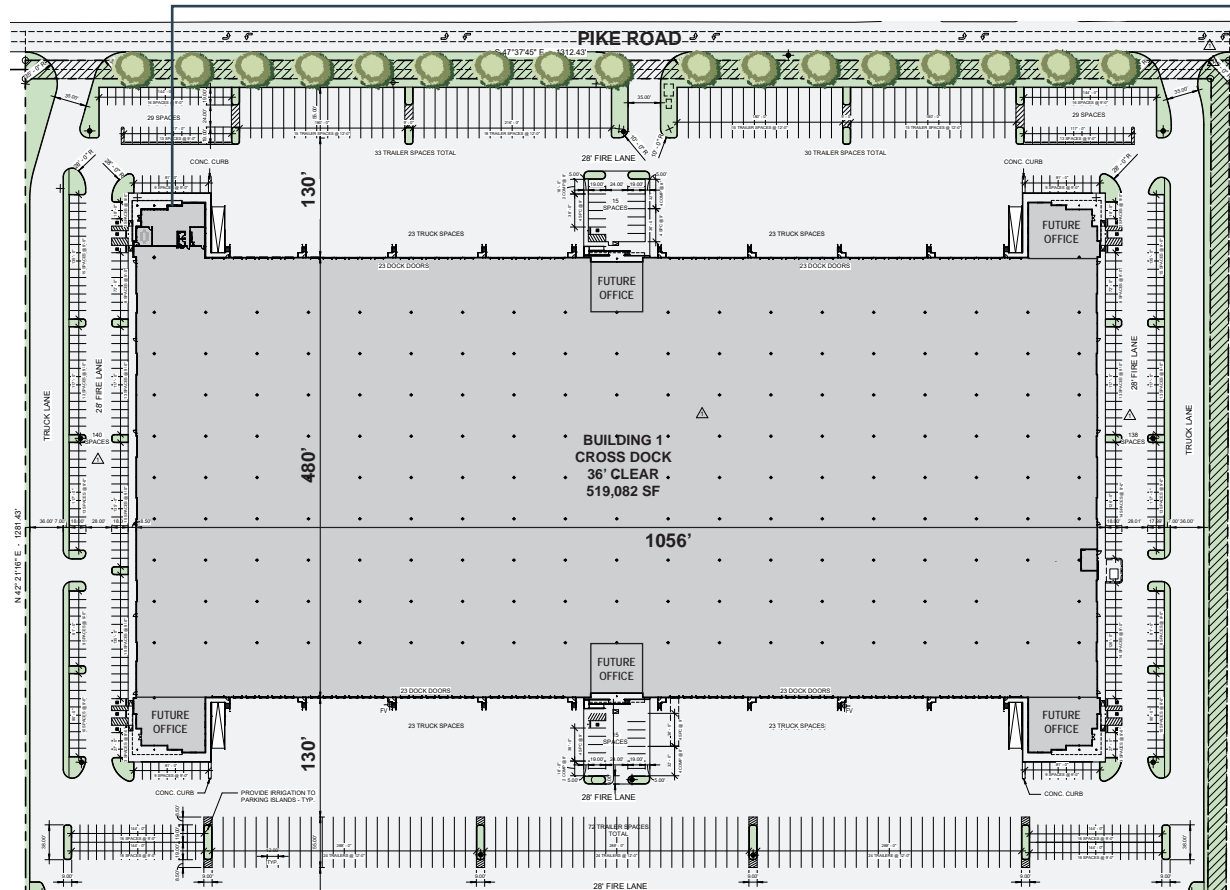
SUPERIOR ACCESS

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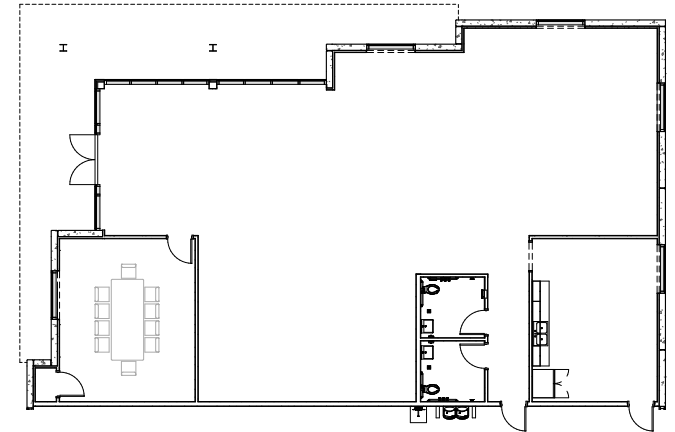
-  Ingress
-  Egress



BUILDING 1 OVERVIEW



SPEC OFFICE

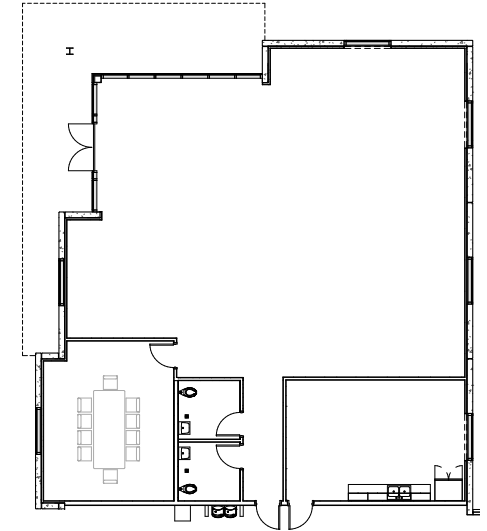
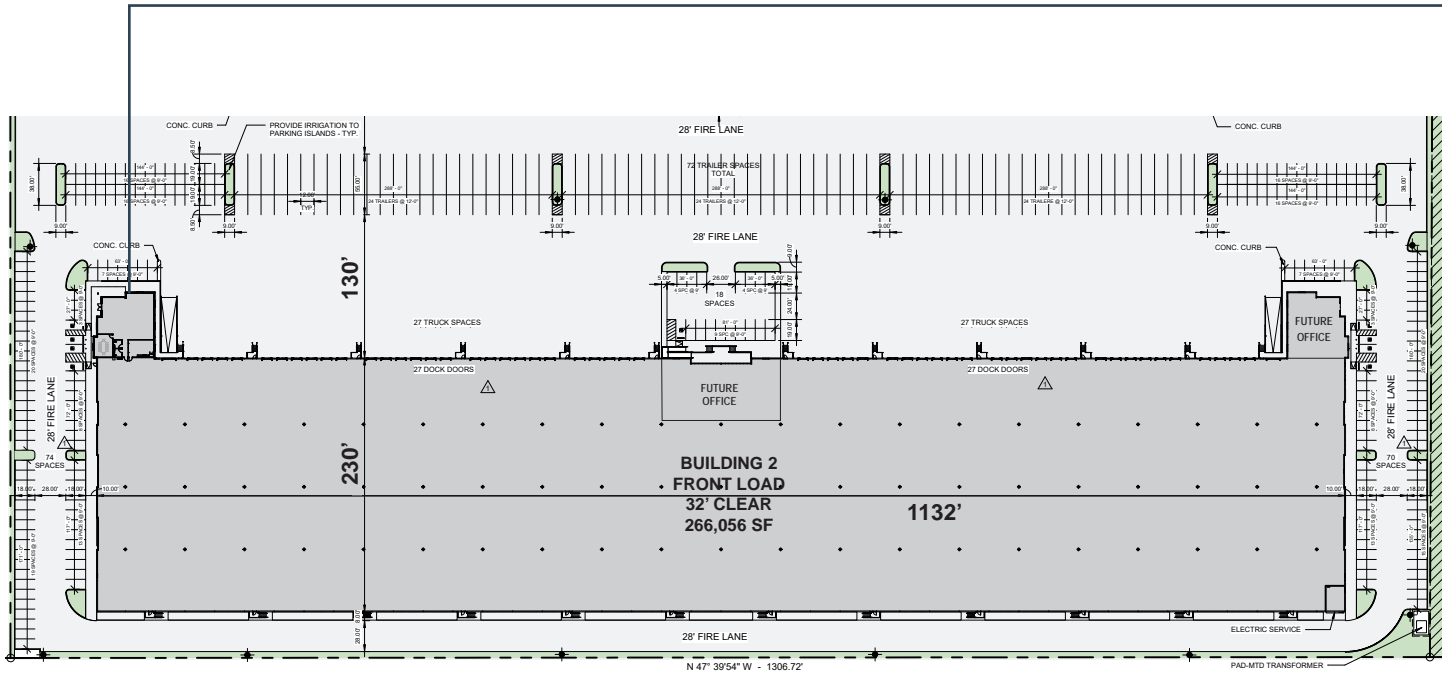


BUILDING FEATURES

Total SF:	519,082 SF	Pit Levelers:	32 - 35k lb. (every 3rd door)	Sprinkler:	ESFR
Office SF:	3,233 SF Spec Office	Clear Height:	36'	Parking Spaces:	368
Configuration:	Cross Dock	Column Spacing:	56' X 54'	Truck Court:	130'
Speed Bays:	60'	Dock Doors:	78 (9' x 10')	Trailer Storage:	Available
Power:	4,000 Amps	Drive-in Doors:	4 (12' x 14')		

BUILDING 2 OVERVIEW

SPEC OFFICE



BUILDING FEATURES

Total SF:	266,056 SF	Pit Levelers:	16 - 35k lb. (every 3rd door)	Sprinkler:	ESFR
Office SF:	3,015 SF Spec Office	Clear Height:	32'	Parking Spaces:	176
Configuration:	Front Load	Column Spacing:	56' X 54'	Truck Court:	130'
Speed Bays:	60'	Dock Doors:	54 (9' x 10')	Trailer Storage:	Available
Power:	2,500 Amps	Drive-in Doors:	2 (12' x 14')		

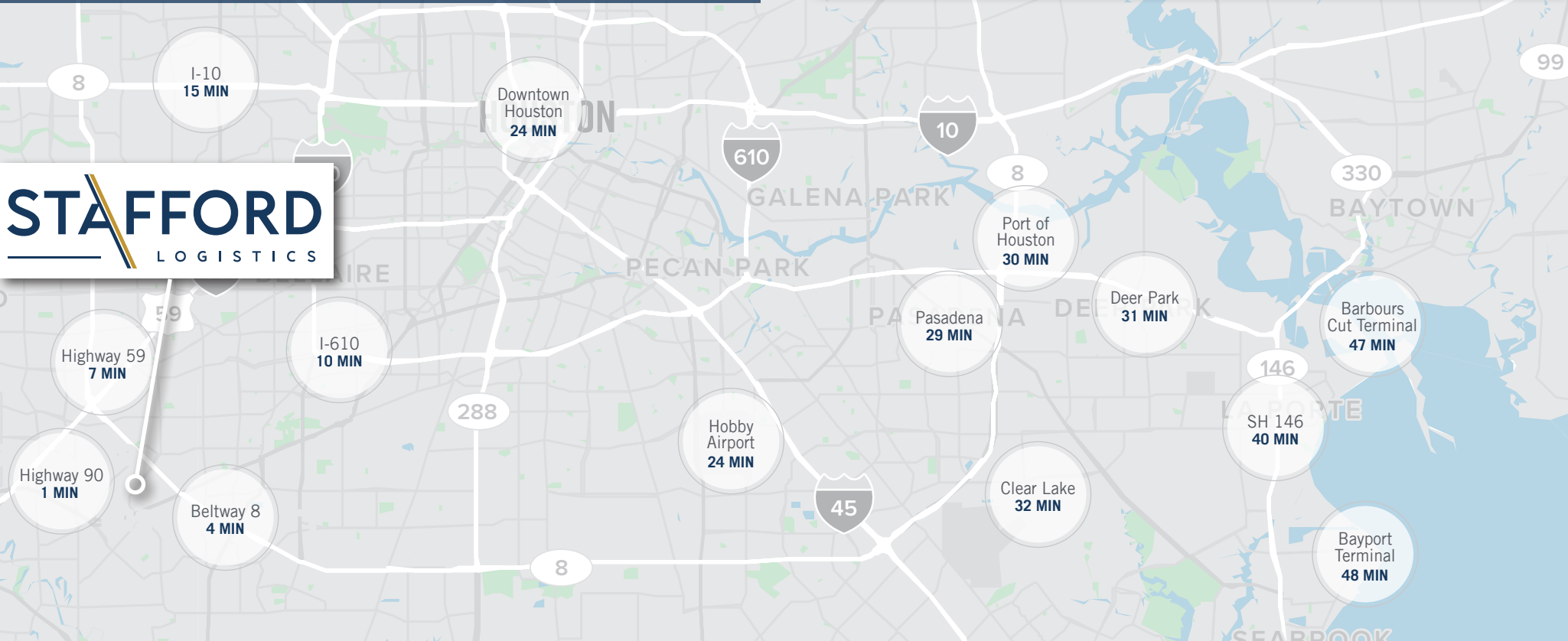
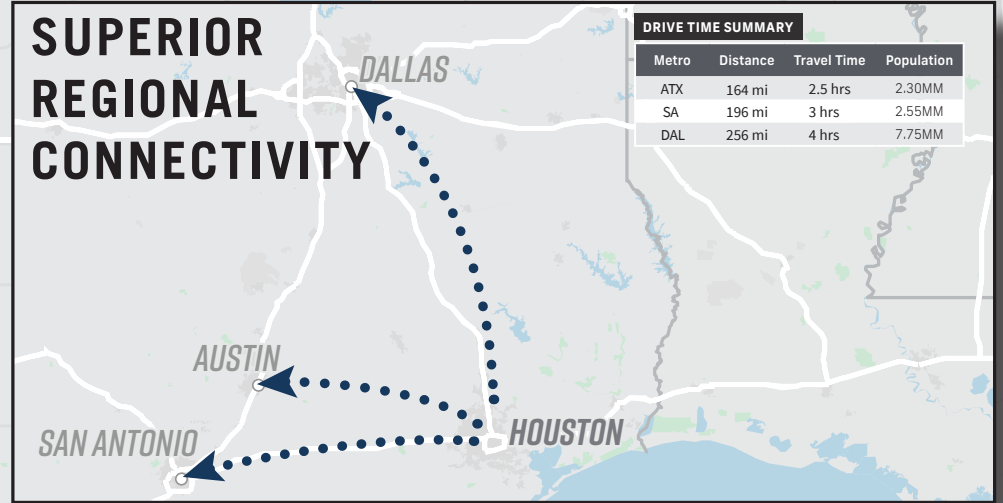
PIKE ROAD EXPANSION

Pike Rd will be expanded to three lanes to Stafford Rd.



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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