

OFFICE/WAREHOUSE | SINGLE TENANT

24,066 SF
Available for Sublease



**SUGAR LAND
BUSINESS PARK**

625 Jess Pirtle Blvd.
Sugar Land, Texas

CBRE

Property Overview

- Single-tenant industrial building in Sugar Land Business Park
- Currently 8,033 SF of warehouse and 16,033 SF of office
- Located in Sugar Land, one of Houston's most dynamic submarkets
- Current lease expires December 2028. Landlord would extend term.



Property Detail



Address

625 Jess Pirtle Blvd.,
Sugar Land, TX
77478



Clear Height

15' Eave up to 25'
in center



Parking

71 Spaces



HVAC

Fully Airconditioned
8 Units



Year Built

2002
(Expanded in 2010)



Loading Type

Grade Level



Natural Gas

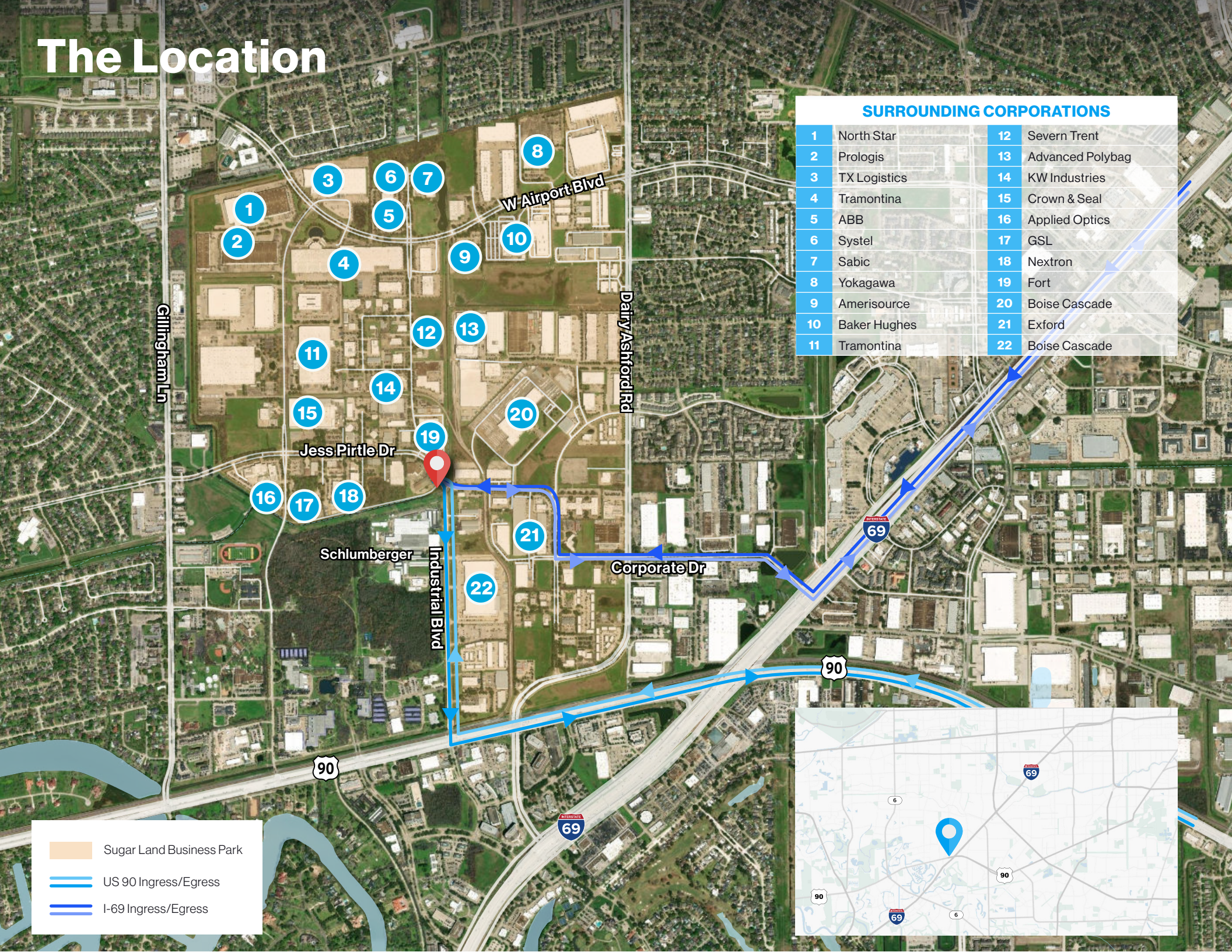
to building



Fire Protection

Fully Sprinklered

The Location



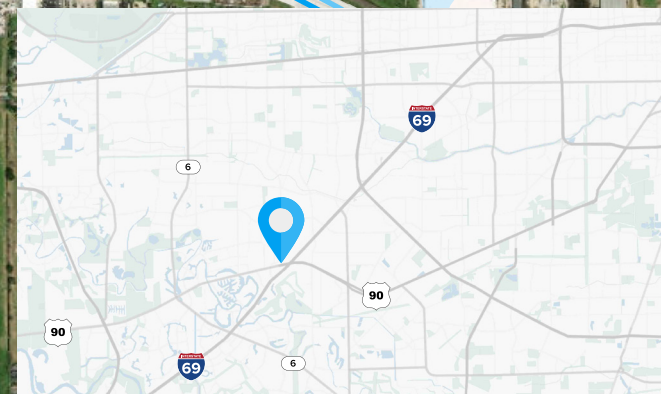
SURROUNDING CORPORATIONS

1	North Star	12	Severn Trent
2	Prologis	13	Advanced Polybag
3	TX Logistics	14	KW Industries
4	Tramontina	15	Crown & Seal
5	ABB	16	Applied Optics
6	Systel	17	GSL
7	Sabic	18	Nextron
8	Yokagawa	19	Fort
9	Amerisource	20	Boise Cascade
10	Baker Hughes	21	Exford
11	Tramontina	22	Boise Cascade

Sugar Land Business Park

US 90 Ingress/Egress

I-69 Ingress/Egress





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Contacts

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CBRE

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