



STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

±158,792 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 $\pm 54,233$ 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).



$\pm 54,223$ SF - $\pm 104,559$ SF

Total Available



Front Load

Configuration



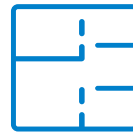
ESFR

Sprinklers System



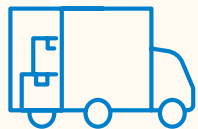
$\pm 2,507$ SF

Building 1 Spec Office



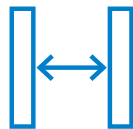
$\pm 2,364$ SF

Building 2 Spec Office



185' (shared)

Truck Court



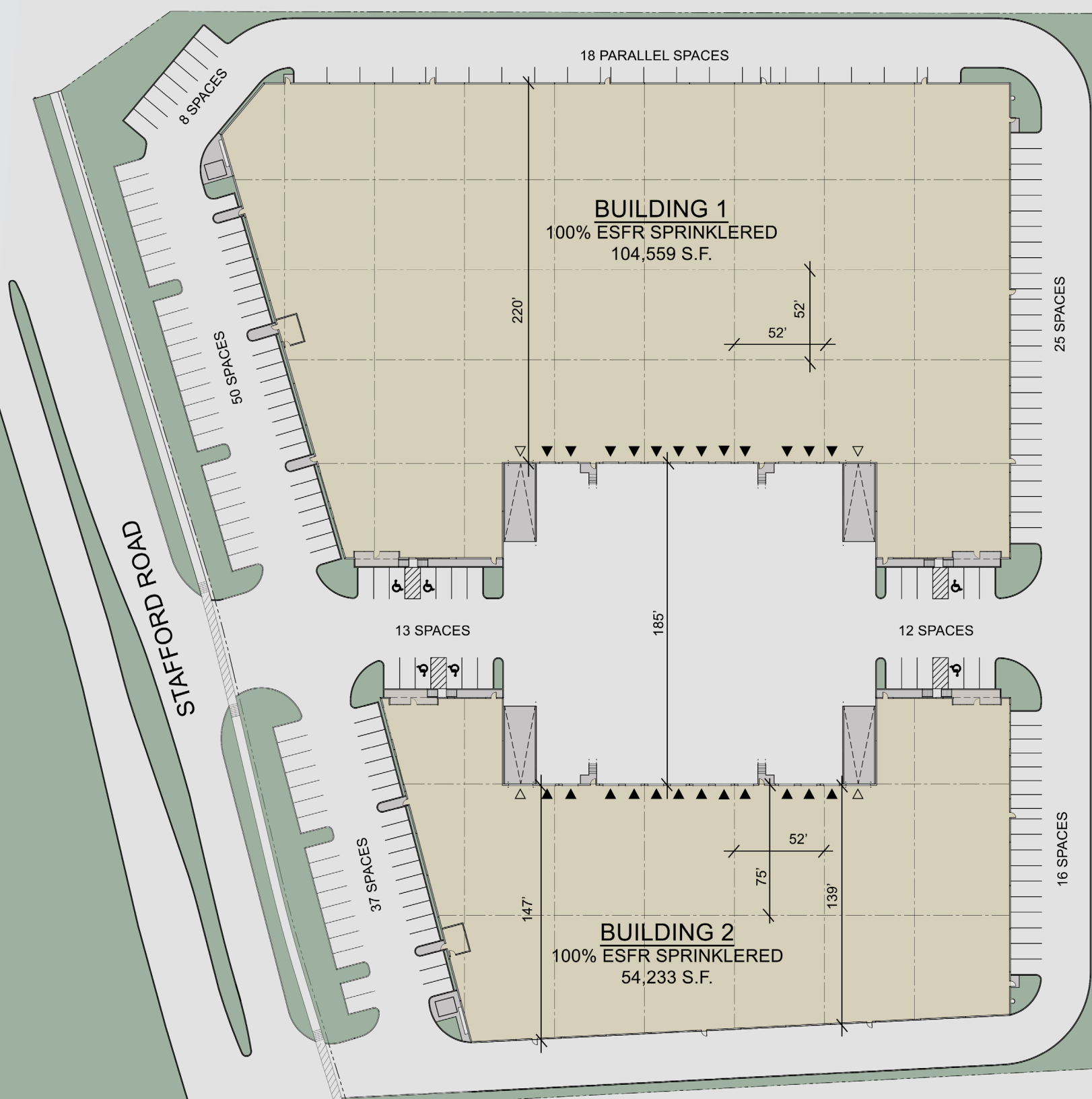
60' x 52'

Typical Column Spacing



1.77%

Tax Rate



BUILDING ONE OVERVIEW

TOTAL SF ±104,559 SF

CONFIGURATION Front Load

CLEAR HEIGHT 32'

BUILDING DEPTH 220'

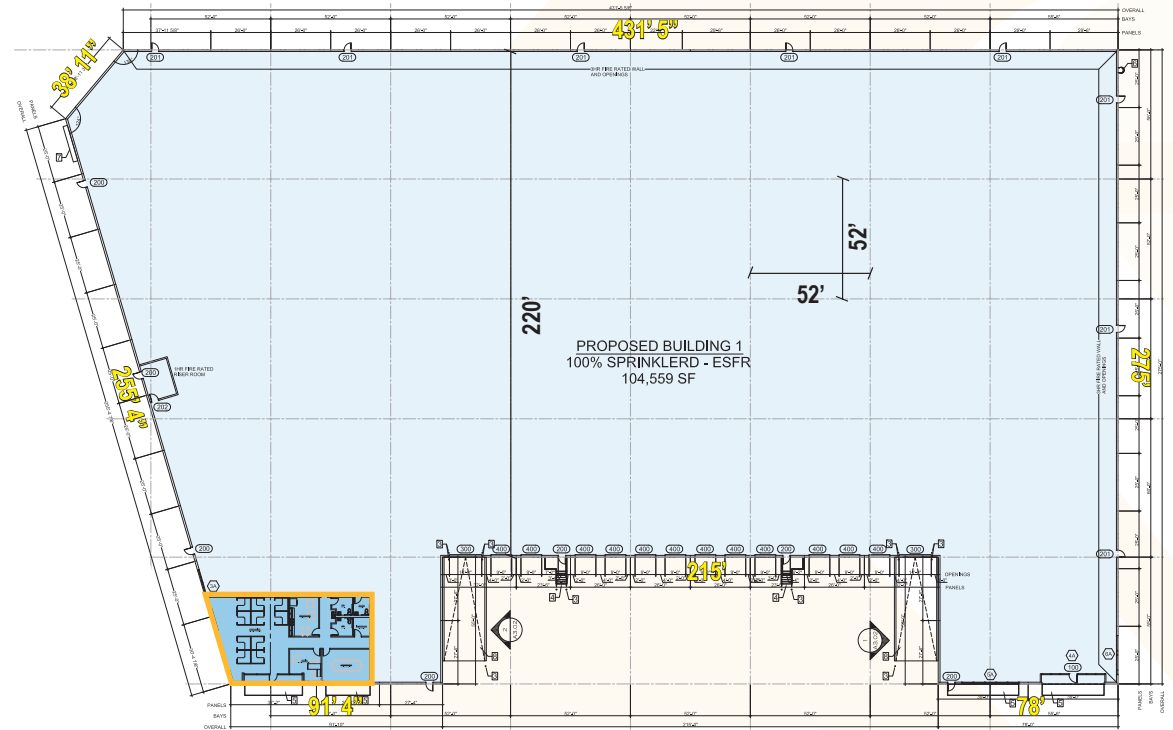
DOCK DOORS Twelve (12)

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

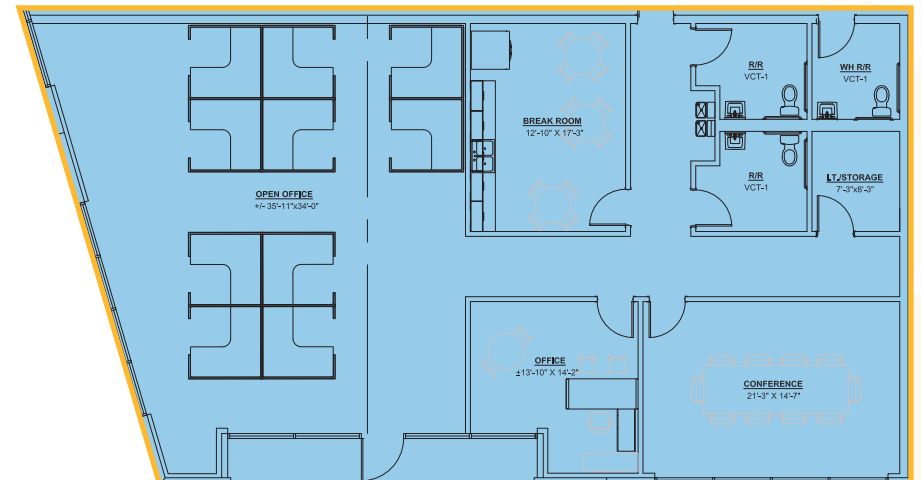
LIGHTS Two (2) Per Bay

PARKING STALLS 108 Spaces

POWER 1,200 Amps



Spec Office - ±2,507 SF



±54,223 SF

CONFIGURATION

Front Load

CLEAR HEIGHT

28'

BUILDING DEPTH

135' - 145'

DOCK DOORS

Twelve (12)

RAMPS

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

LIGHTS

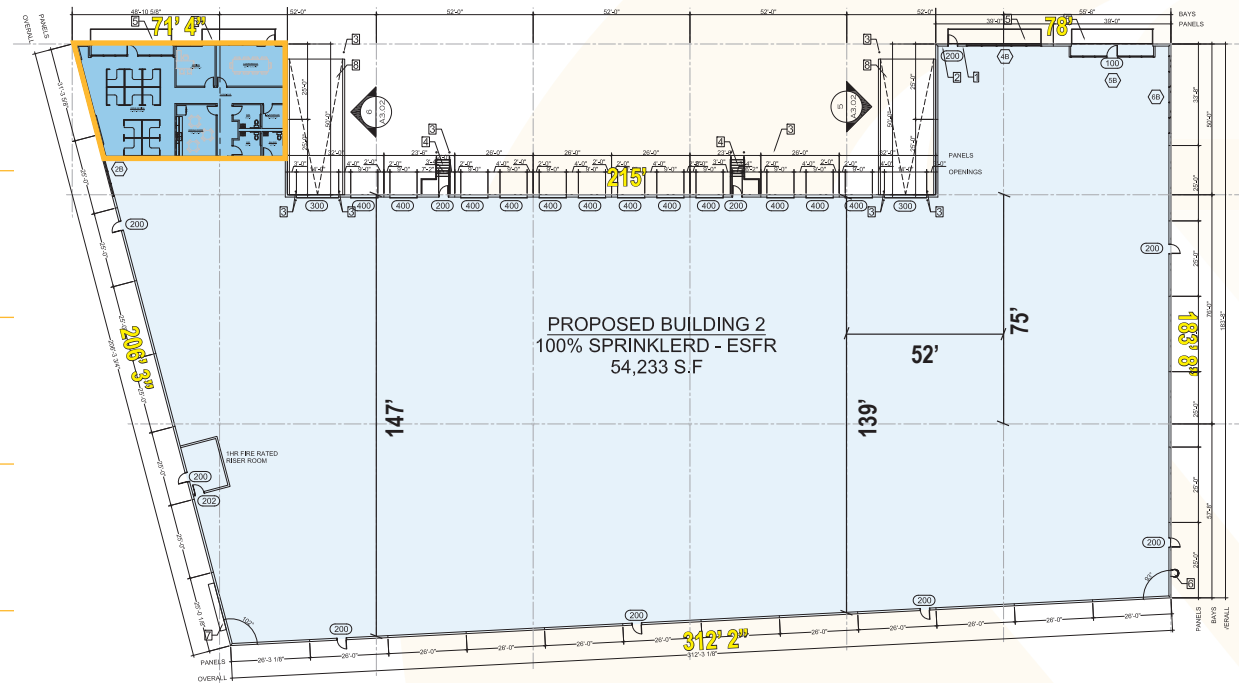
Two (2) Per Bay

PARKING STALLS

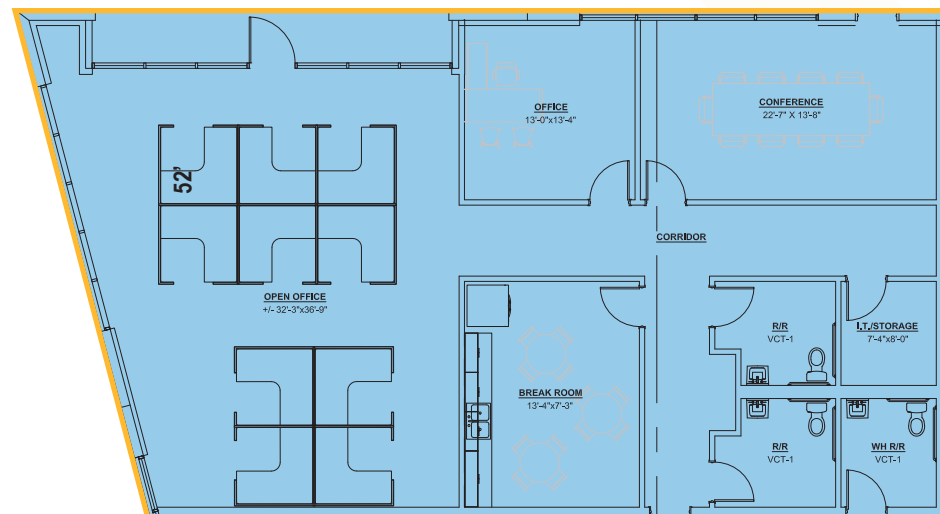
56 Spaces

POWER

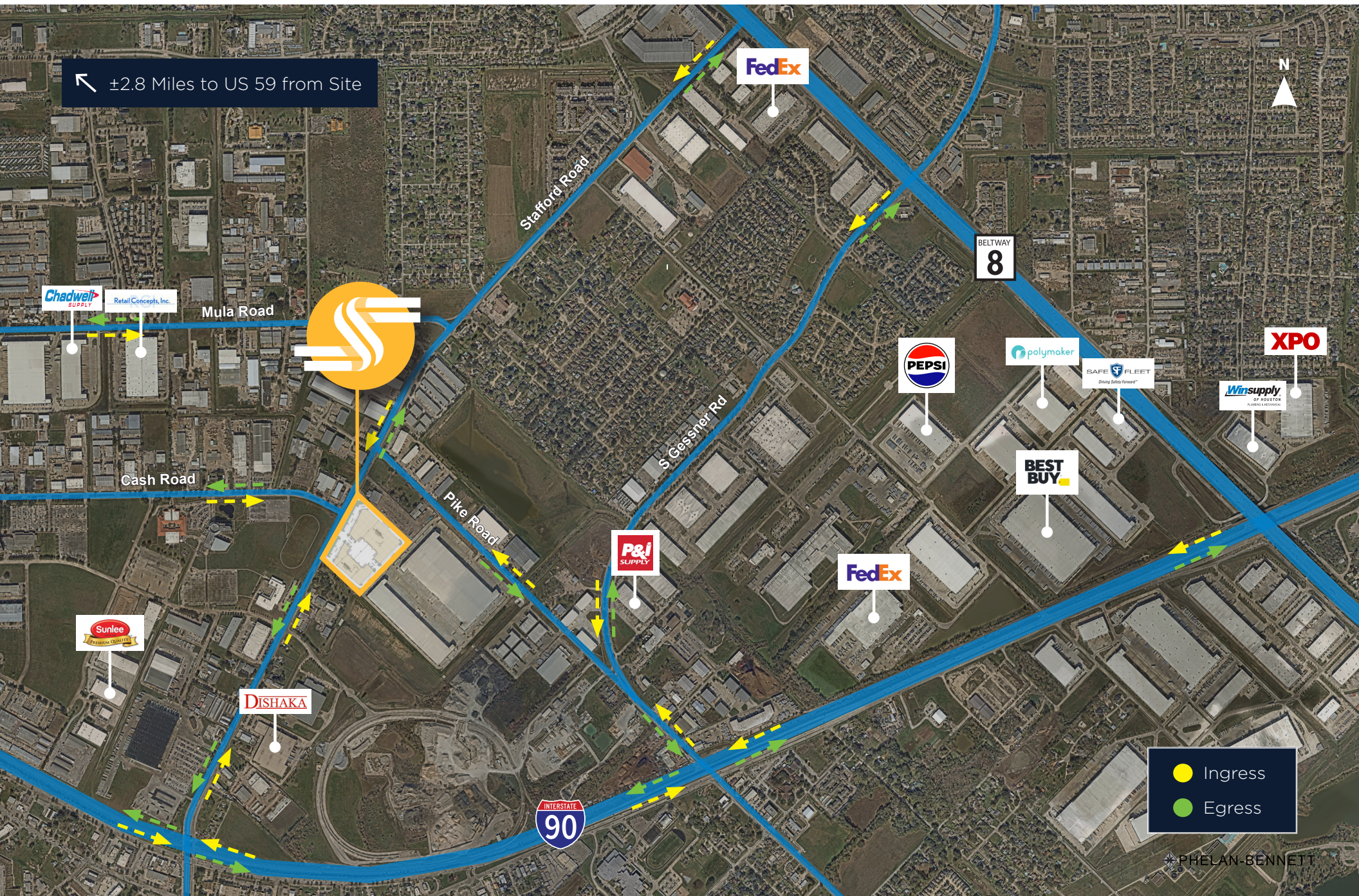
750 Amps



Spec Office - ±2,364 SF

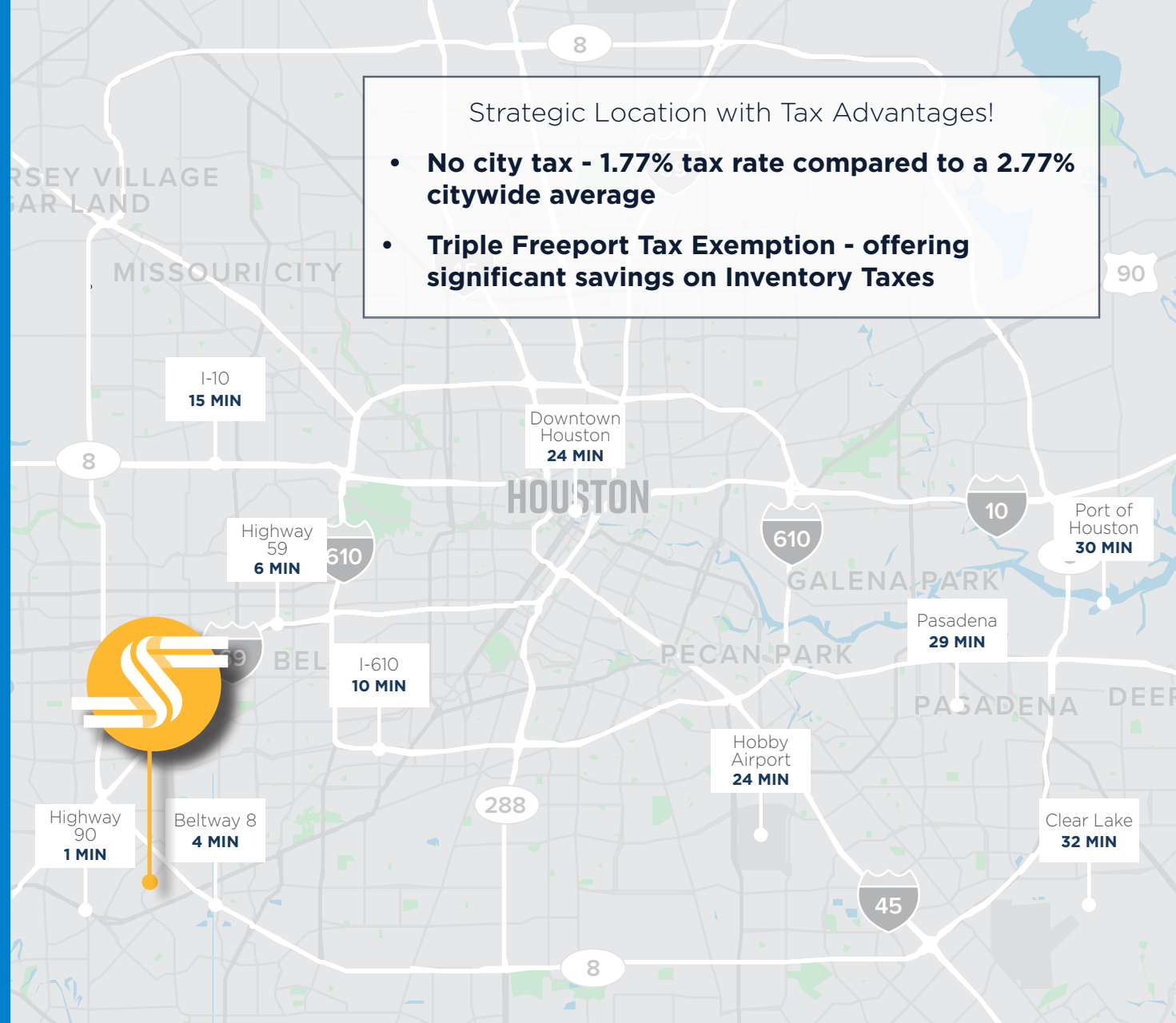


LOCATION OVERVIEW



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Development by:



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