

Kingsland 10

BUSINESS PARK

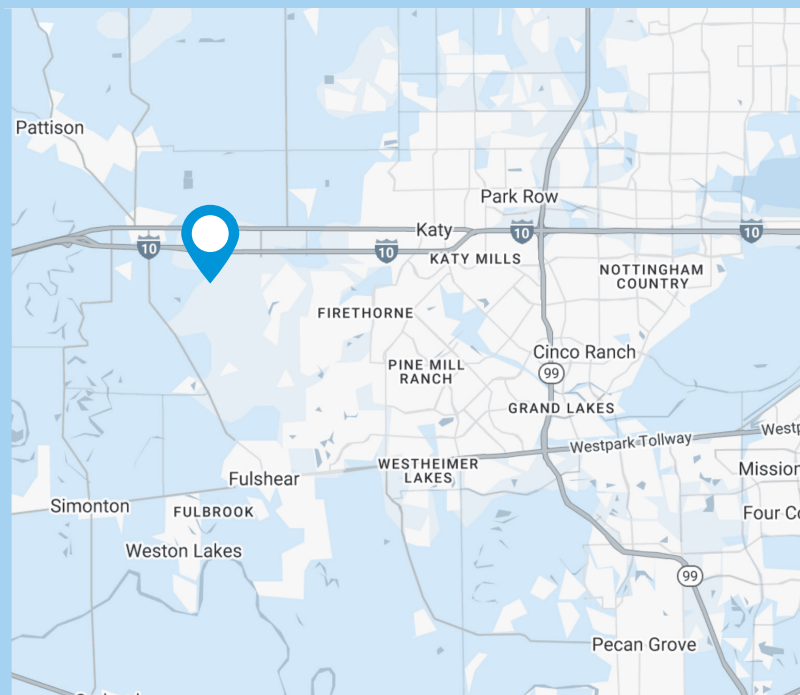
31067 KINGSLAND BLVD., BROOKSHIRE, TX 77423



Property Overview:

- New generation tilt-wall construction
- Rear-load configuration
- Located in the West Houston submarket
- Immediate access to I-10
- **Incentives available through the city of Brookshire**

**141,330 SF AVAILABLE
DEMISABLE TO 72,000 SF**



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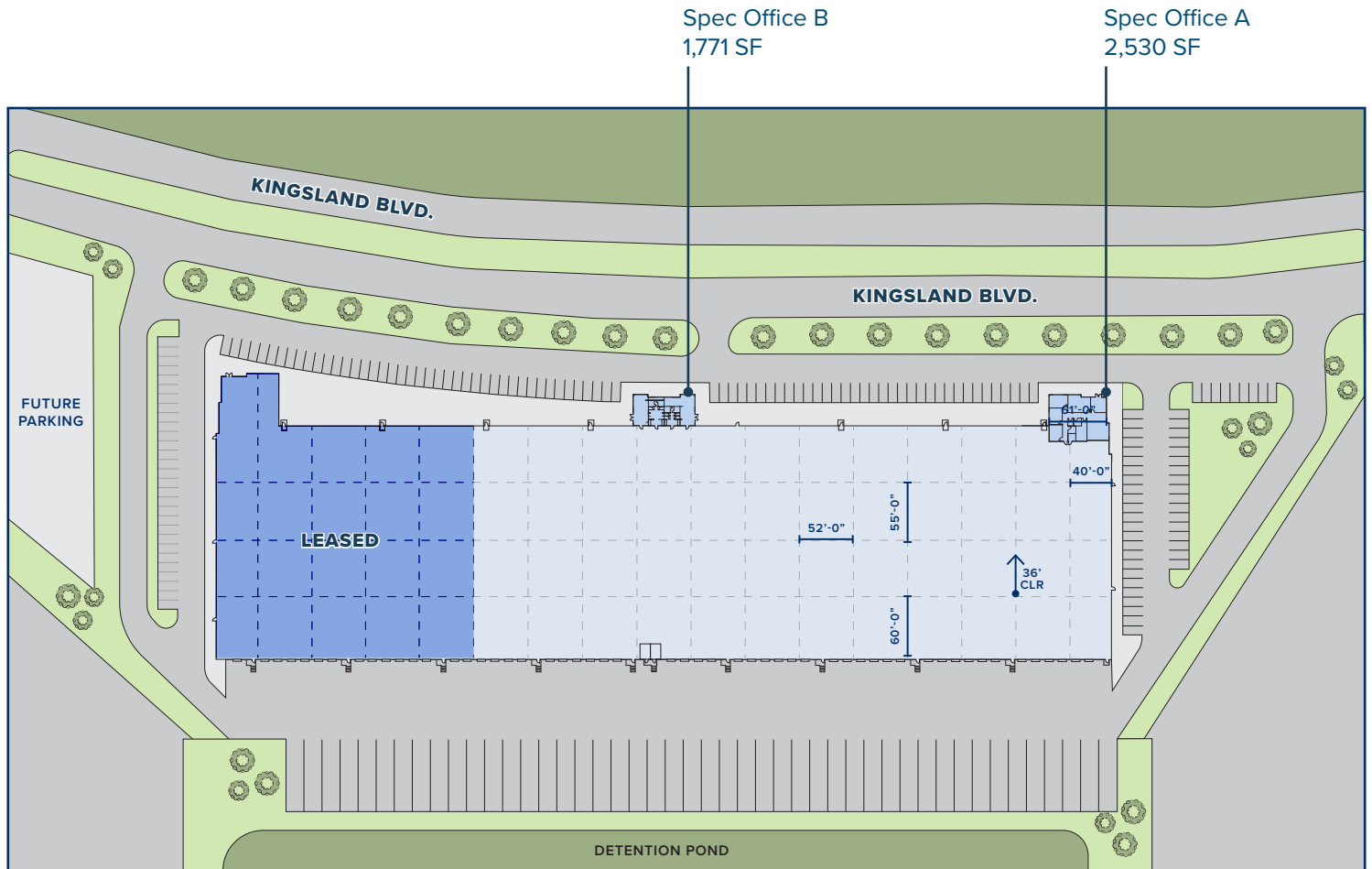
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Building Features :

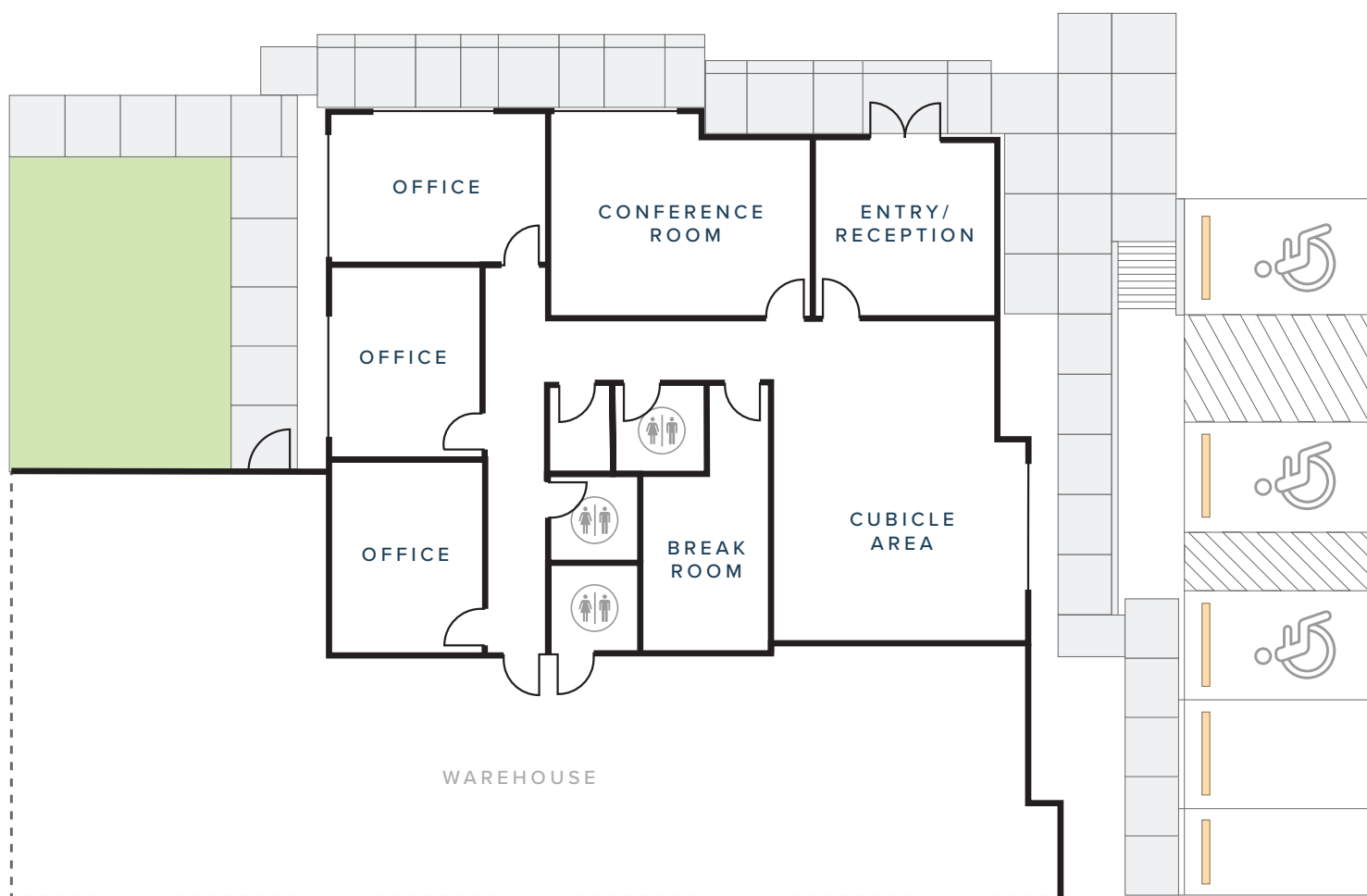
- 141,330 SF available
- Demisable to 72,000 SF
 - 137,029 SF warehouse
 - Two spec office suites totalling 4,301 SF
- 32' clear height
- 29 dock-high loading doors
- 3 oversized drive-in ramps
- 3 HVLS fans located in the speed bay
- 13 mechanical pit levelers
- ESFR sprinkler systems
- LED warehouse lights
- 52' x 55' column spacing
- 60' speed bay
- 210' building depth
- 44 trailer parking spaces
- 125 auto parking spaces

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Spec Office A
2,530 SF

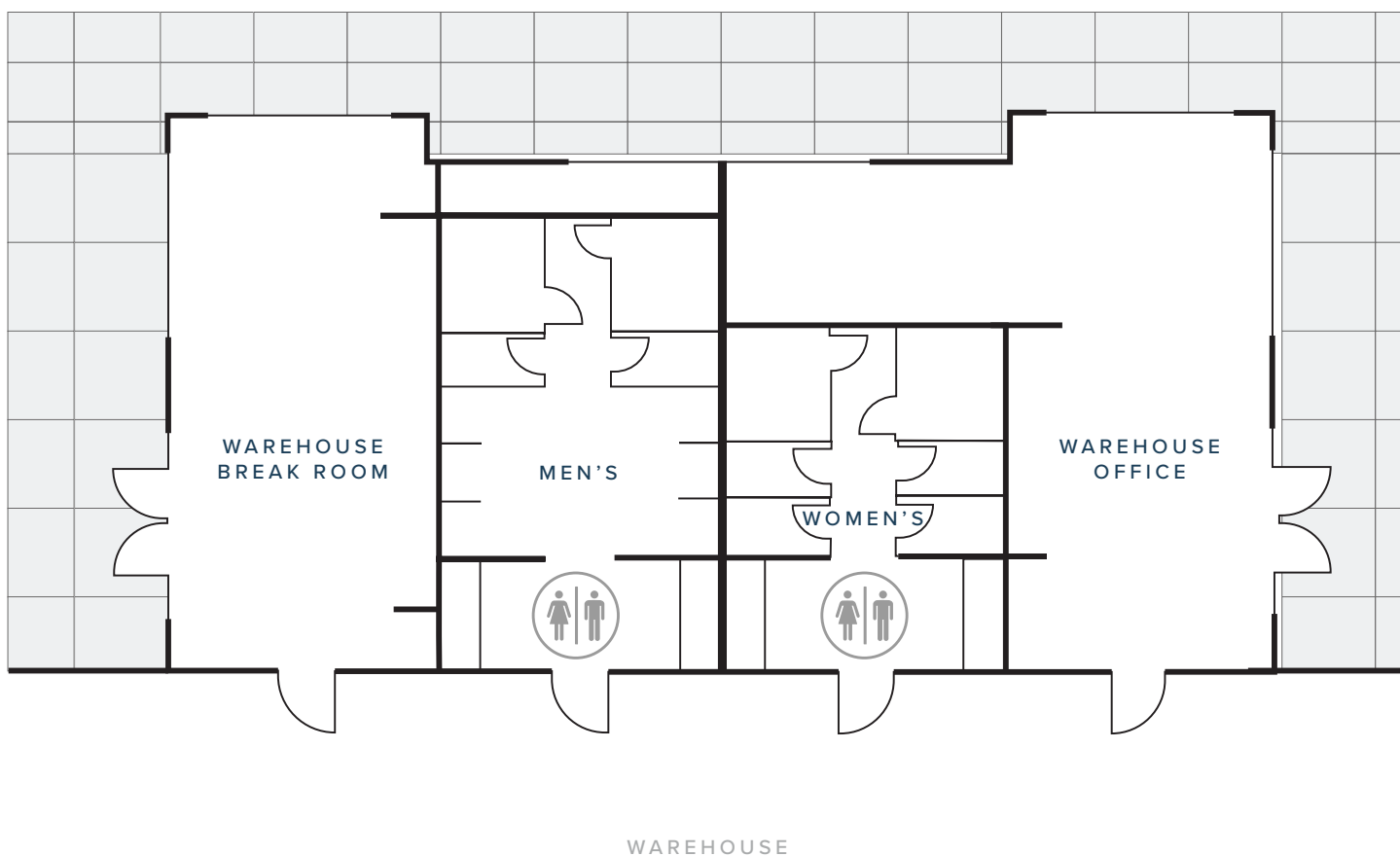


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Spec Office B
1,771 SF



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