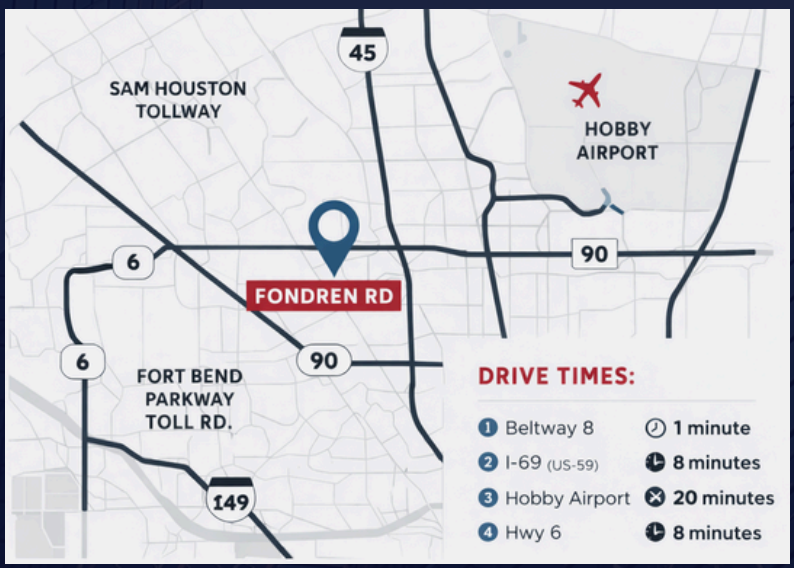
VITA GROUP | BROKERAGE CONSTRUCTION PROPERTIES

FOR LEASE

FONDREN WAREHOUSE PARK

14410 Fondren Rd,
Missouri City, TX 77489



Vita Fondren Warehouse Park is strategically located in the heart of the Fort Bend County industrial submarket. The project consists of two brand new Class-A warehouse buildings designed for modern distribution and manufacturing users.
With immediate access to Sam Houston Parkway and Highway 69, Vita Fondren Warehouse offers excellent ingress and egress and close proximity to Sugar Land Regional Airport, Texas Medical Center, and Downtown Houston.

PROPERTY OVERVIEW

- 2 Buildings
- Total Rentable Area 33,100 SF
- Building A 17,300 SF
- Building B 15,800 SF
- Two gates
- 36 total parking spaces
- Delivering Q1 2026

832-544-7624
andy@vitagroupus.com
1800 Saint James Place, Houston, TX 77056

FONDREN
WAREHOUSE PARK

SITE PLAN | 87,118 SF TOTAL LOT SIZE

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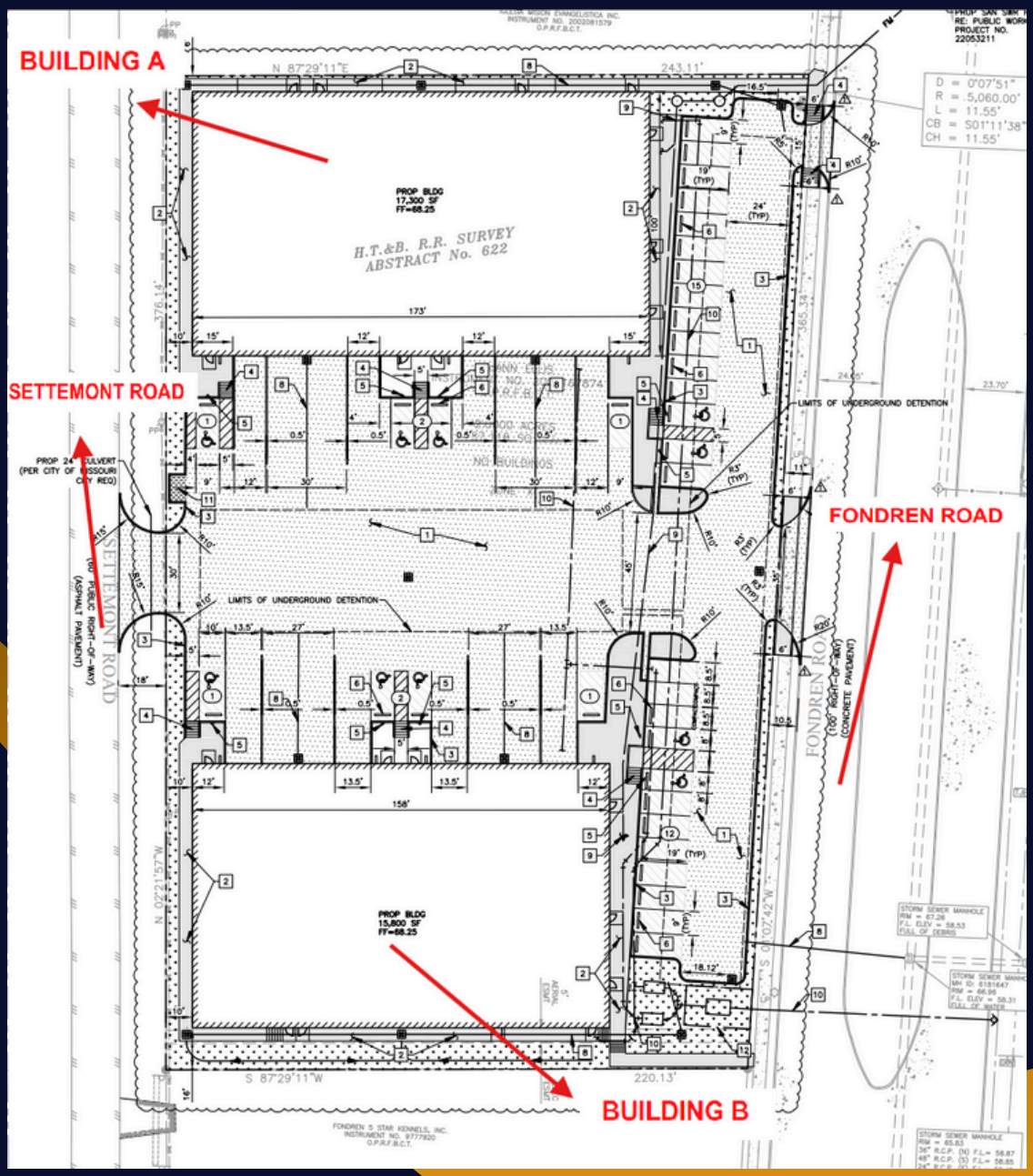

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FONDREN
WAREHOUSE PARK

BUILDING A SITE PLAN

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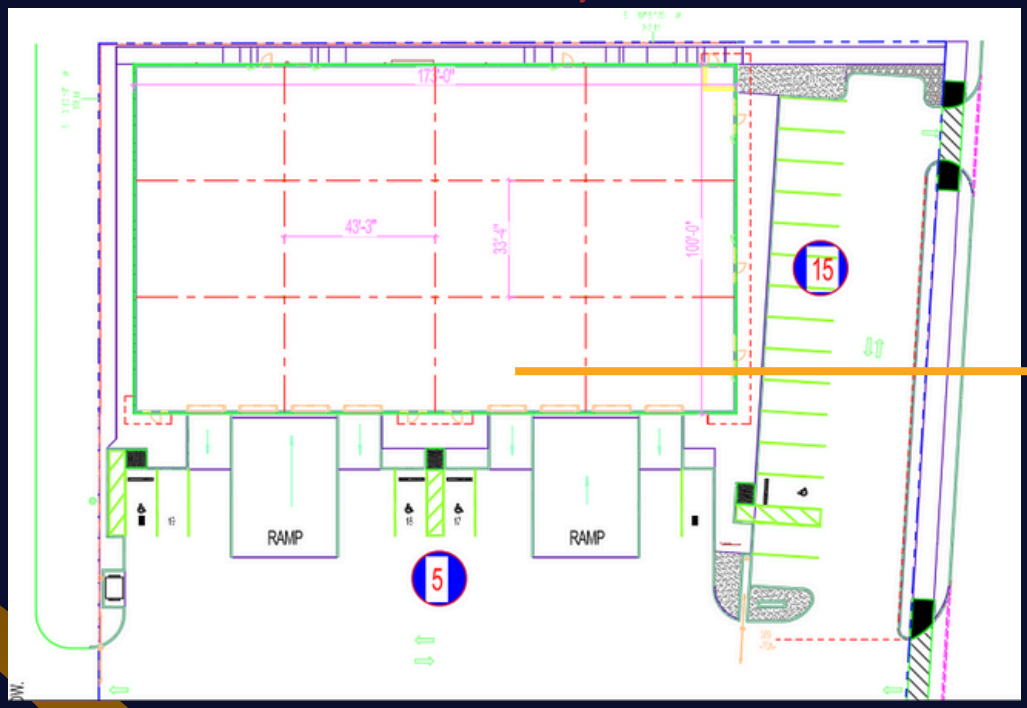
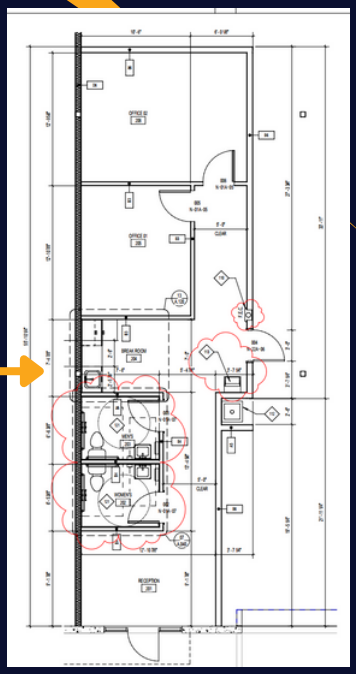


SPEC OFFICE



BUILDING A FEATURES

- 17,300 SF Building Total
- 3,480 SF Office
- Divisible as small as 4,325 sq ft (870 sq ft of this area is office space).
- NFPA 72 sprinklered
- 100' building depth
- 28' clear height
- 60 mil TPO roof
- 4 - 10' x 13'-6" dock-high doors
- 4 - 10' x13'-6" drive-in ramps
- Front-load
- 33'-4" x 43'-3" column spacing
- 1000 AMP service
- Joint sealants and diamond floor sealer
- 2 LED lights per bay

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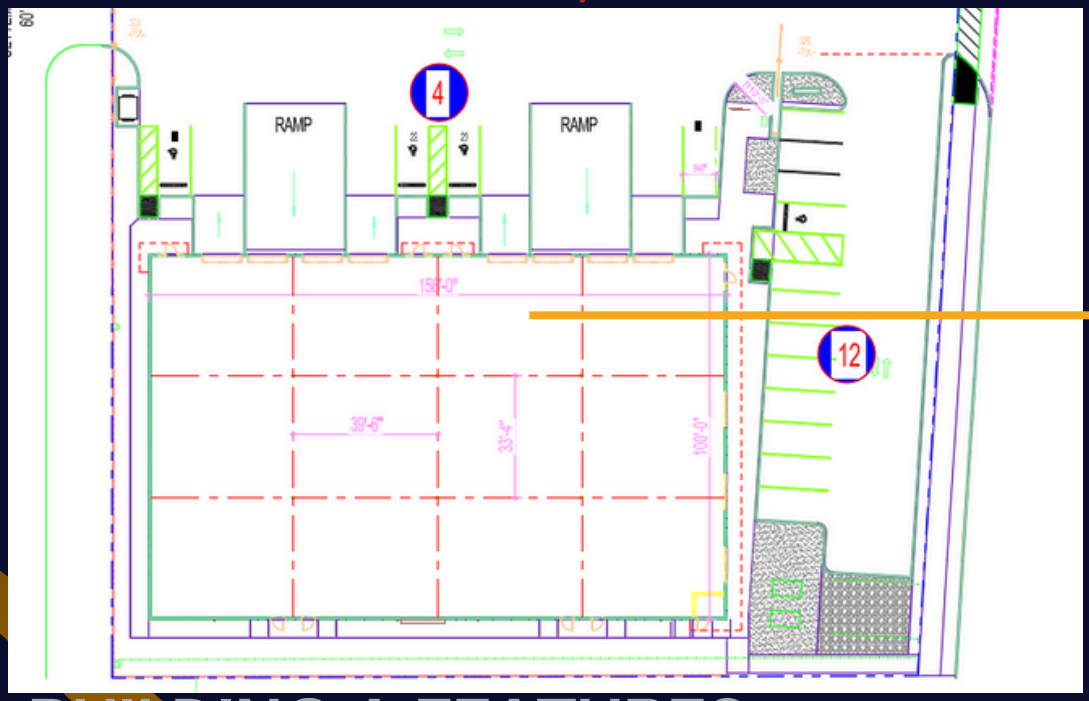
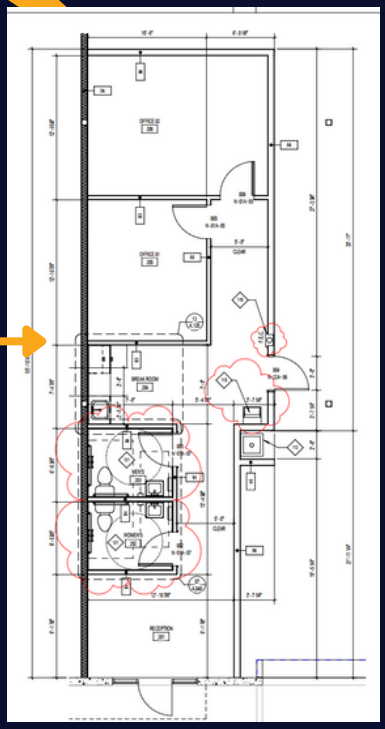
VITA GROUP | BROKERAGE CONSTRUCTION PROPERTIES

FONDREN
WAREHOUSE PARK

BUILDING B SITE PLAN

14410 Fondren Rd, Missouri City, TX 77489





BUILDING A FEATURES

- 15,800 SF Building Total
- 3,480 SF Office
- Divisible as small as 3,950 sq ft (870 sq ft of this area is office space).
- NFPA 72 sprinklered
- 100' building depth
- 28' clear height
- 60 mil TPO roof
- 4 - 10' x 13'-6" dock-high doors
- 4 - 10' x13'-6" drive-in ramps
- Front-load
- 33'-4" x 39'-6" column spacing
- 1000 AMP service
- Joint sealants and diamond floor sealer
- 2 LED lights per bay

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FONDREN
WAREHOUSE PARK

INGRESS/EGRESS MAP

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Direct access to Fondren Road and immediate proximity to Beltway 8 and I-69 North and South.

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