

Strategic Location with Tax Advantages!

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

UP TO 266,056 SF AVAILABLE FOR LEASE



Jarret Venghaus, SIOR
+1 713 888 4035
jarret.venghaus@jll.com

Jordan Raney
+1 713 425 5827
jordan.raney@jll.com

LOVETT
INDUSTRIAL

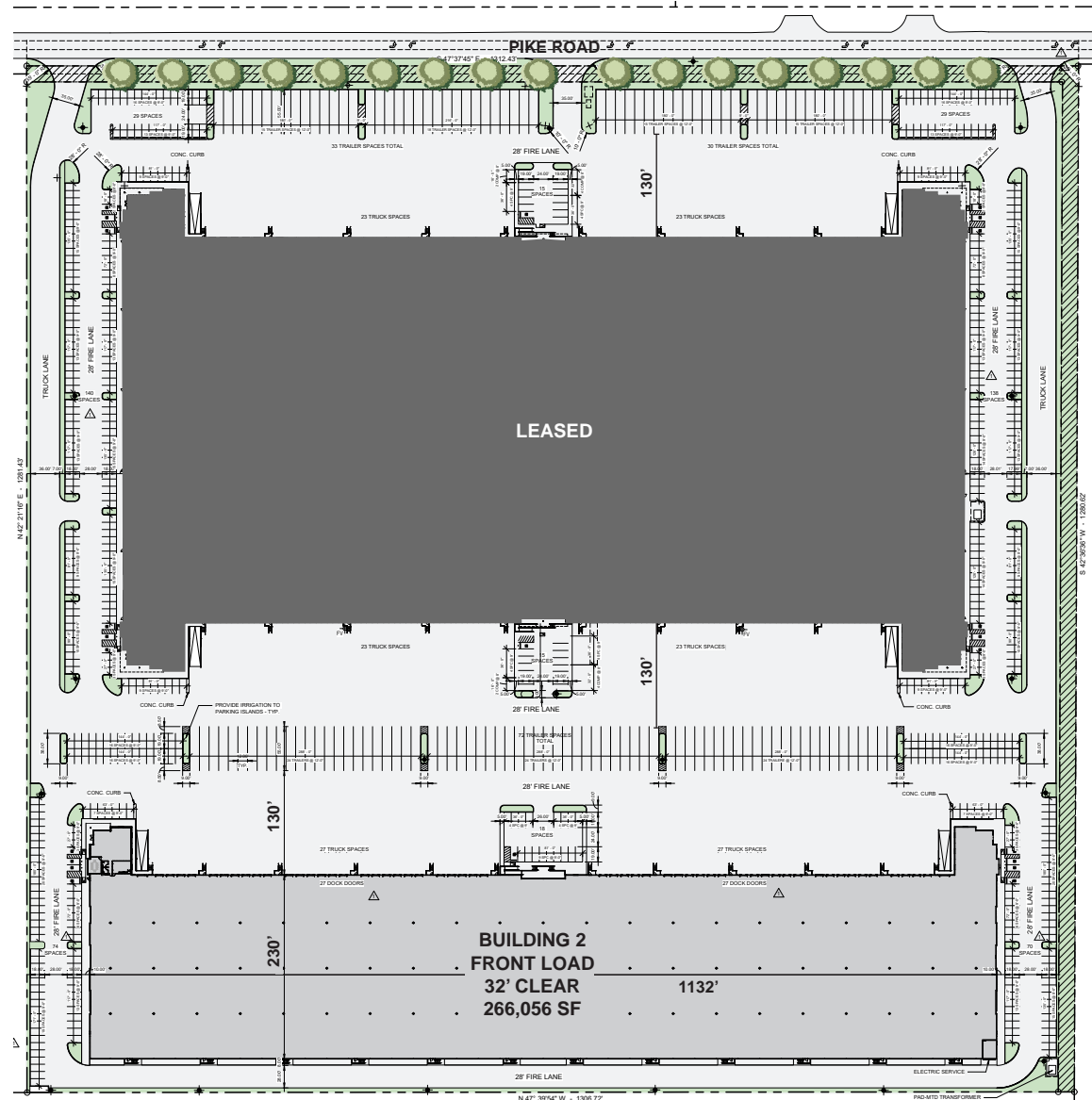
STAFFORD LOGISTICS PARK OVERVIEW / HIGHLIGHTS

PARK OVERVIEW

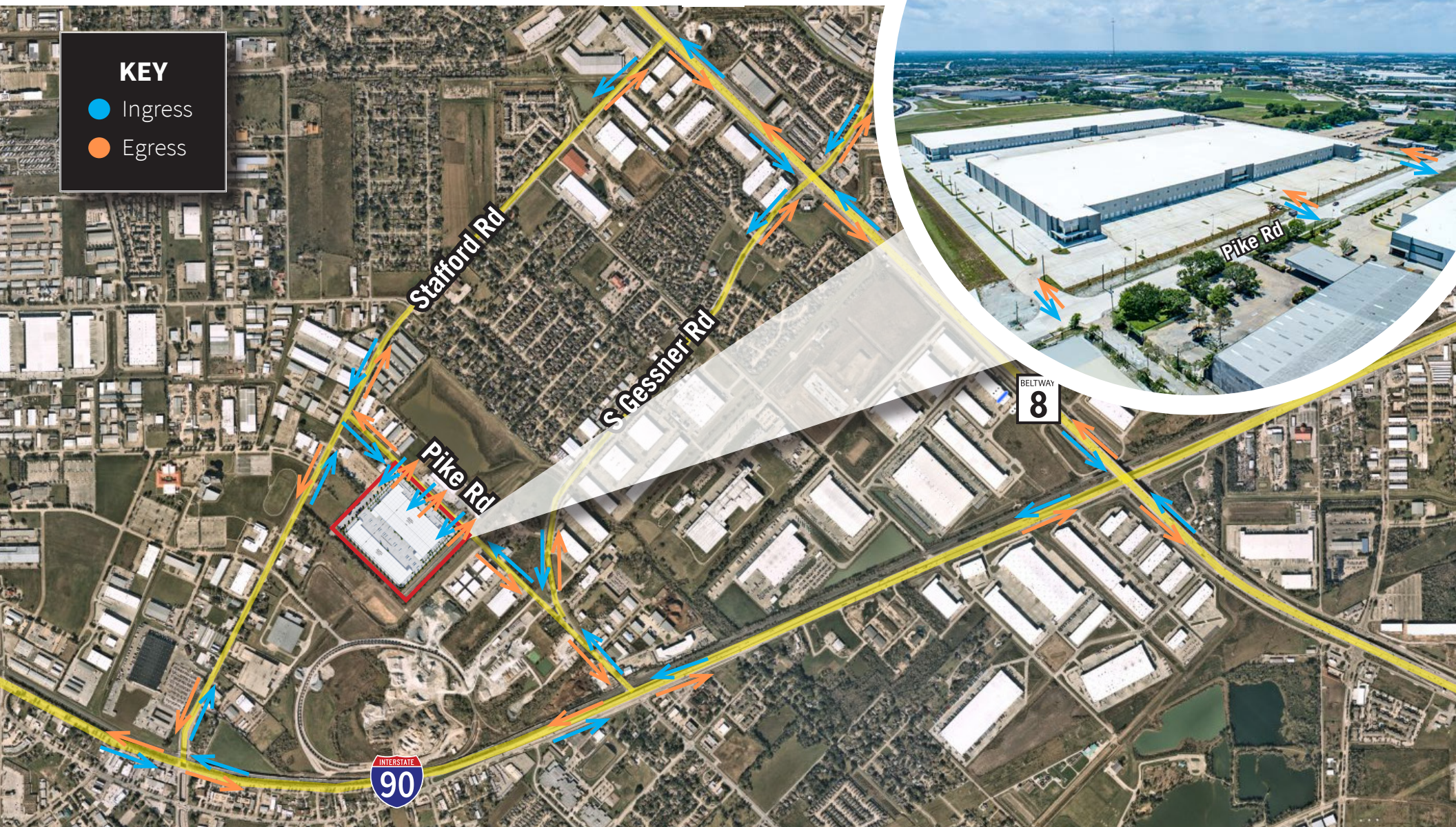
- Building 2: ±266,056 SF Front Load Available
- ±38.52 Acres
- 35K lb pit levelers at every 3rd door
- Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
- Pike Rd expansion to Stafford Road currently under construction
- Last free exit off Beltway 8 from highway 59 interchange
- Multiple points of ingress/egress
- Available for immediate occupancy

TAX ADVANTAGES

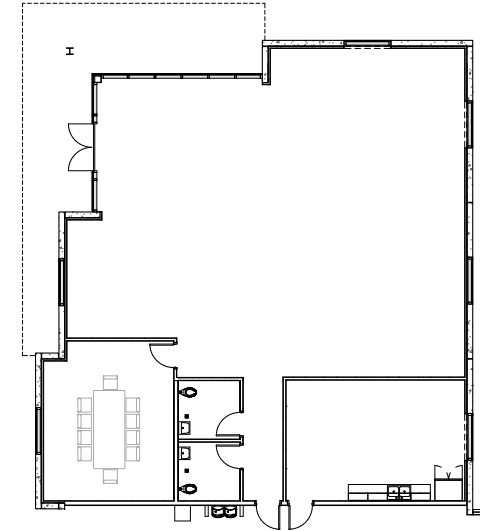
- No city tax - 1.77% tax rate compared to a 2.77% citywide average
- Triple Freeport Tax Exemption - offering significant savings on Inventory Taxes



SUPERIOR ACCESS



SPEC OFFICE



Total SF:	266,056 SF
Office SF:	3,015 SF Spec Office
Configuration:	Front Load
Speed Bays:	60'
Power:	2,500 Amps

Sprinkler:	ESFR
Parking Spaces:	176
Truck Court:	130'
Trailer Storage:	Available

PIKE ROAD EXPANSION

Three lane expansion of Pike Rd has been completed to Stafford Rd

BUILDING 2

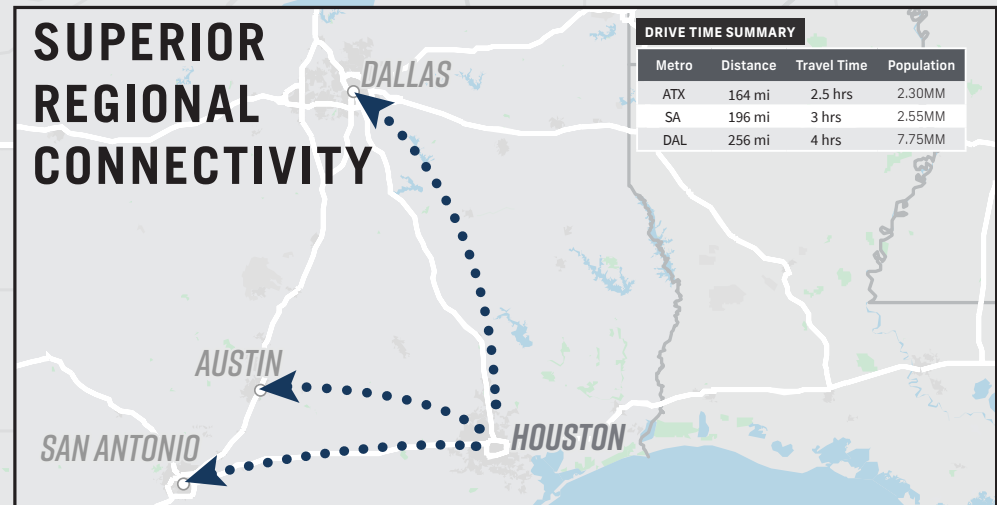
LEASED

Pike Rd

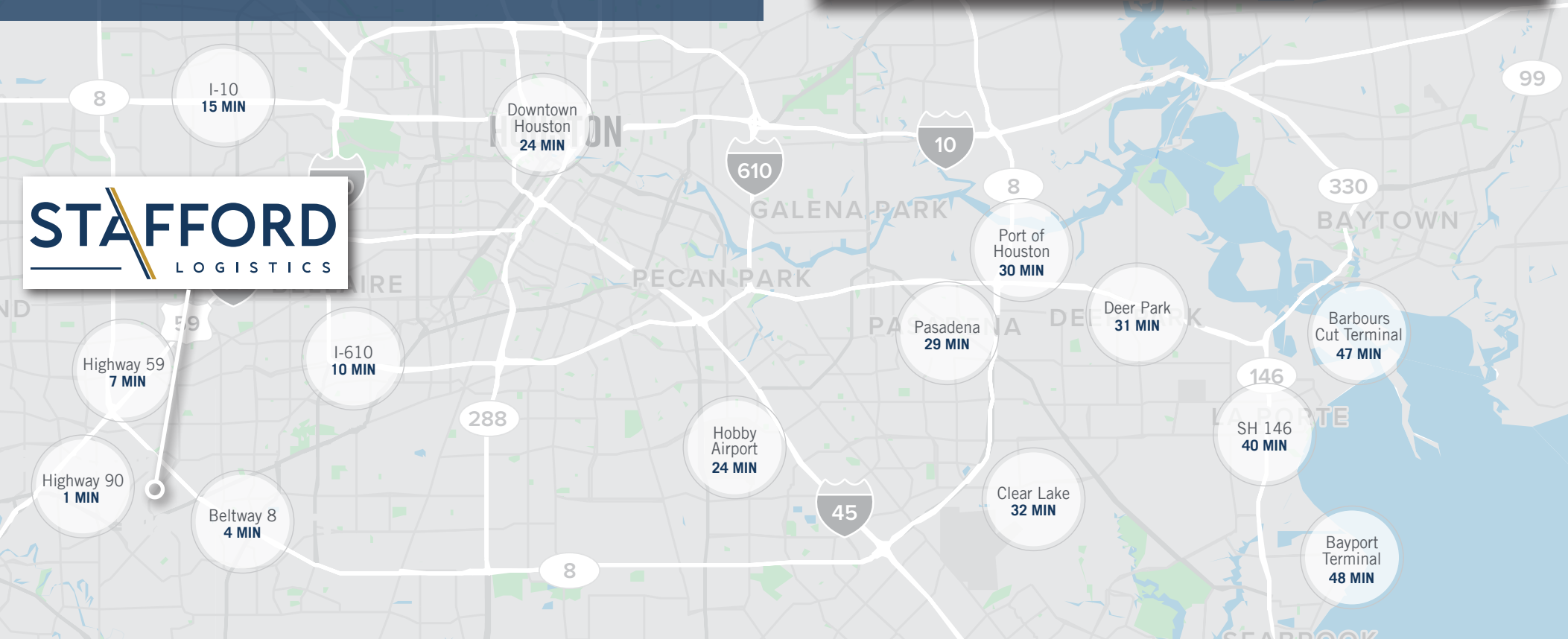
Strategic Southwest Houston location with Tax Advantages

- 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.

SUPERIOR REGIONAL CONNECTIVITY



STAFFORD
LOGISTICS



CONTACT INFORMATION

LEASING

Jarret Venghaus, SIOR

Executive Vice President
+1 713 888 4035
jarret.venghaus@jll.com

Jordan Raney

Senior Vice President
+1 713 425 5827
jordan.raney@jll.com



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