



### 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**

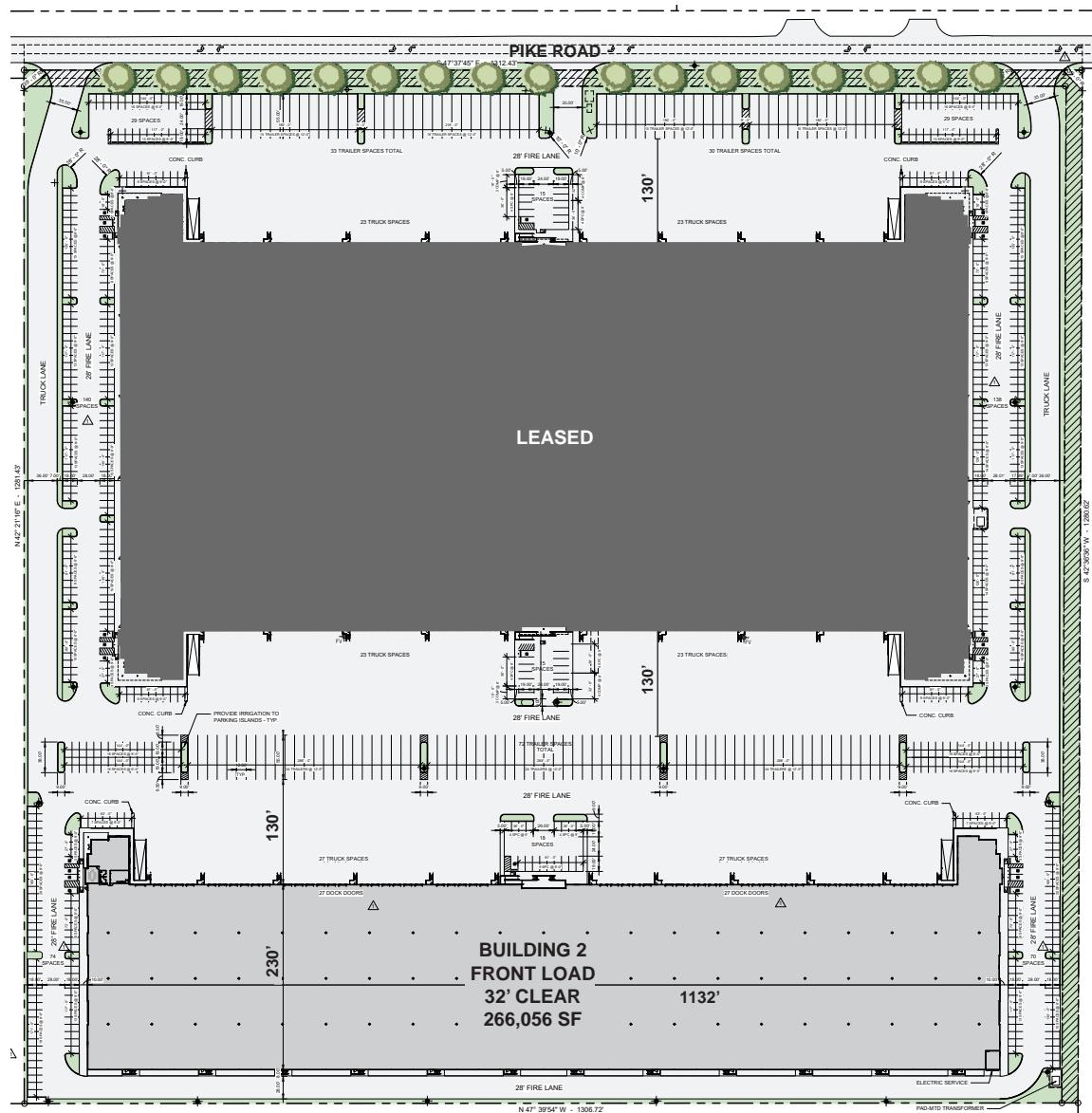
## STAFFORD LOGISTICS PARK OVERVIEW / HIGHLIGHTS

## PARK OVERVIEW

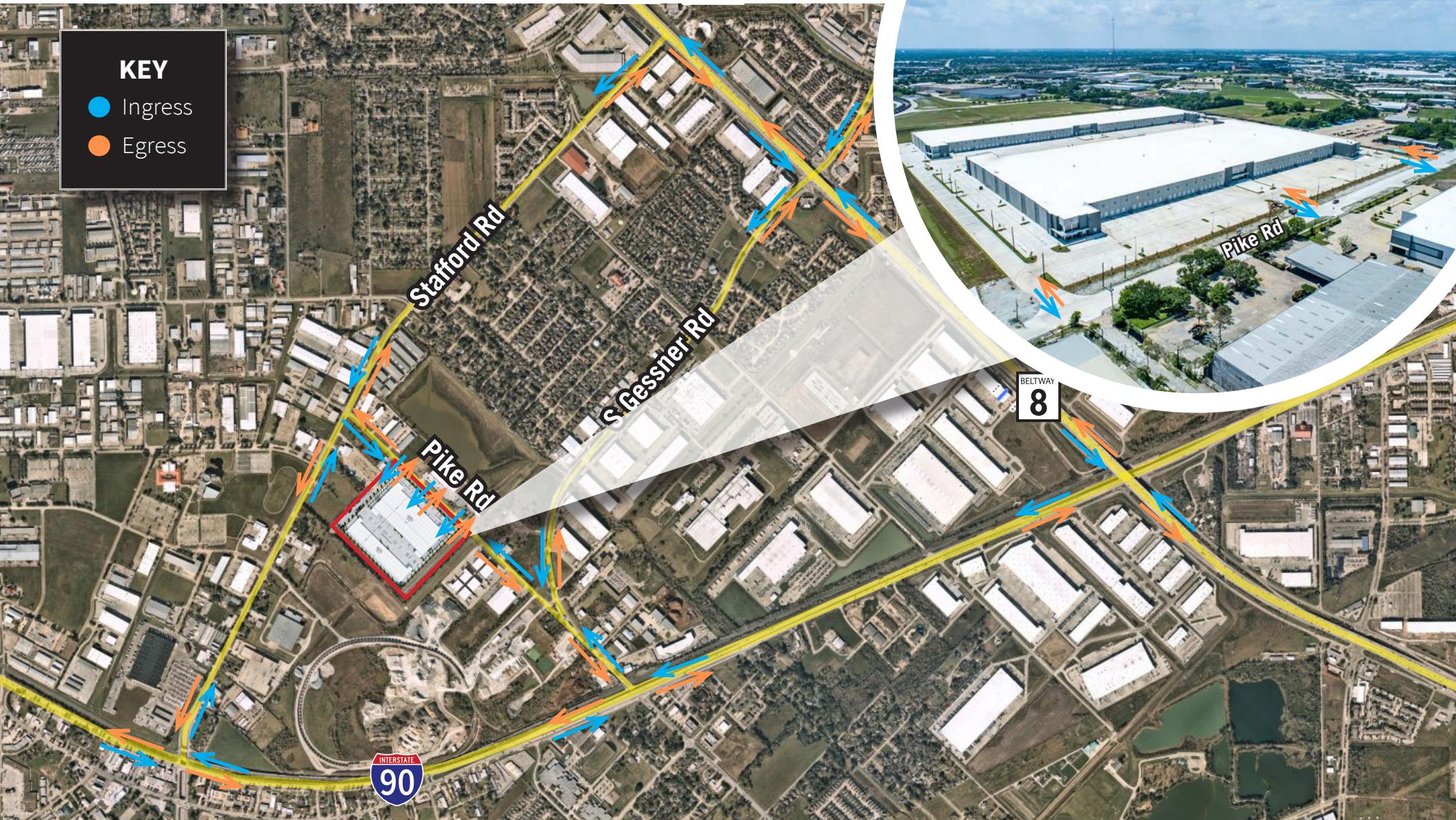
- Building 2: ±266,056 SF Front Load Available
  - ±38.52 Acres
  - 35K lb pit levelers at every 3rd door
  - Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
  - Pike Rd expansion to Stafford Road currently under construction
  - Last free exit off Beltway 8 from highway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

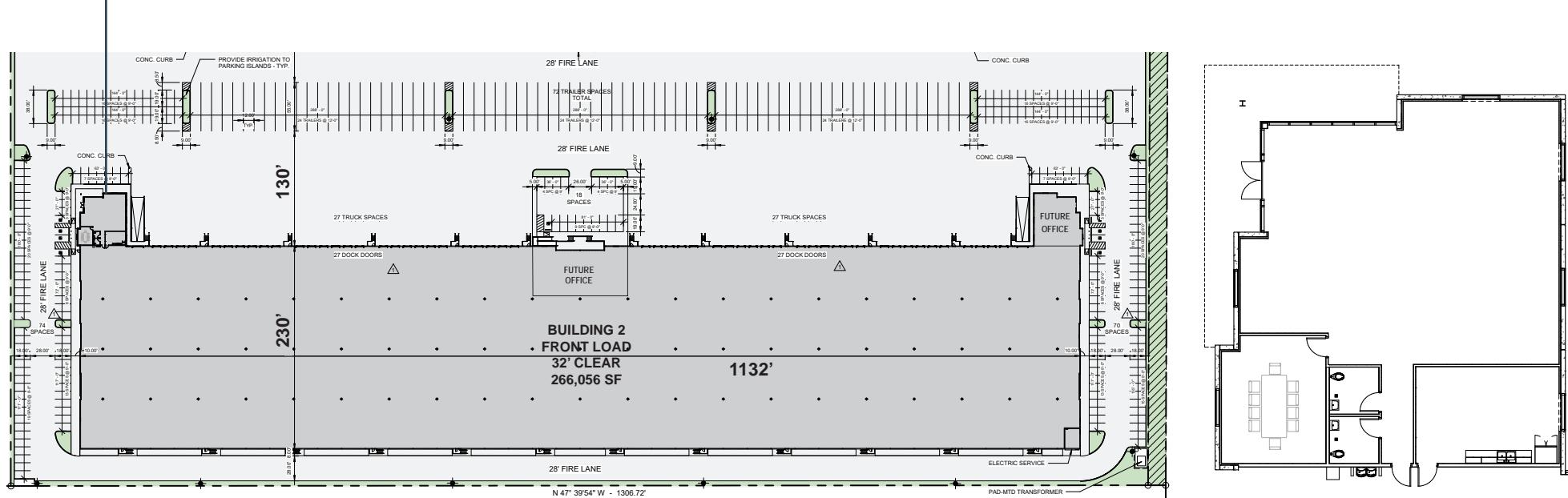


# SUPERIOR ACCESS



# BUILDING 2 OVERVIEW

SPEC OFFICE



## BUILDING FEATURES

<b>Total SF:</b>	266,056 SF	<b>Pit Levelers:</b>	16 - 35k lb. (every 3rd door)	<b>Sprinkler:</b>	ESFR
<b>Office SF:</b>	3,015 SF Spec Office	<b>Clear Height:</b>	32'	<b>Parking Spaces:</b>	176
<b>Configuration:</b>	Front Load	<b>Column Spacing:</b>	56' X 54'	<b>Truck Court:</b>	130'
<b>Speed Bays:</b>	60'	<b>Dock Doors:</b>	54 (9' x 10')	<b>Trailer Storage:</b>	Available
<b>Power:</b>	2,500 Amps	<b>Drive-in Doors:</b>	2 (12' x 14')		

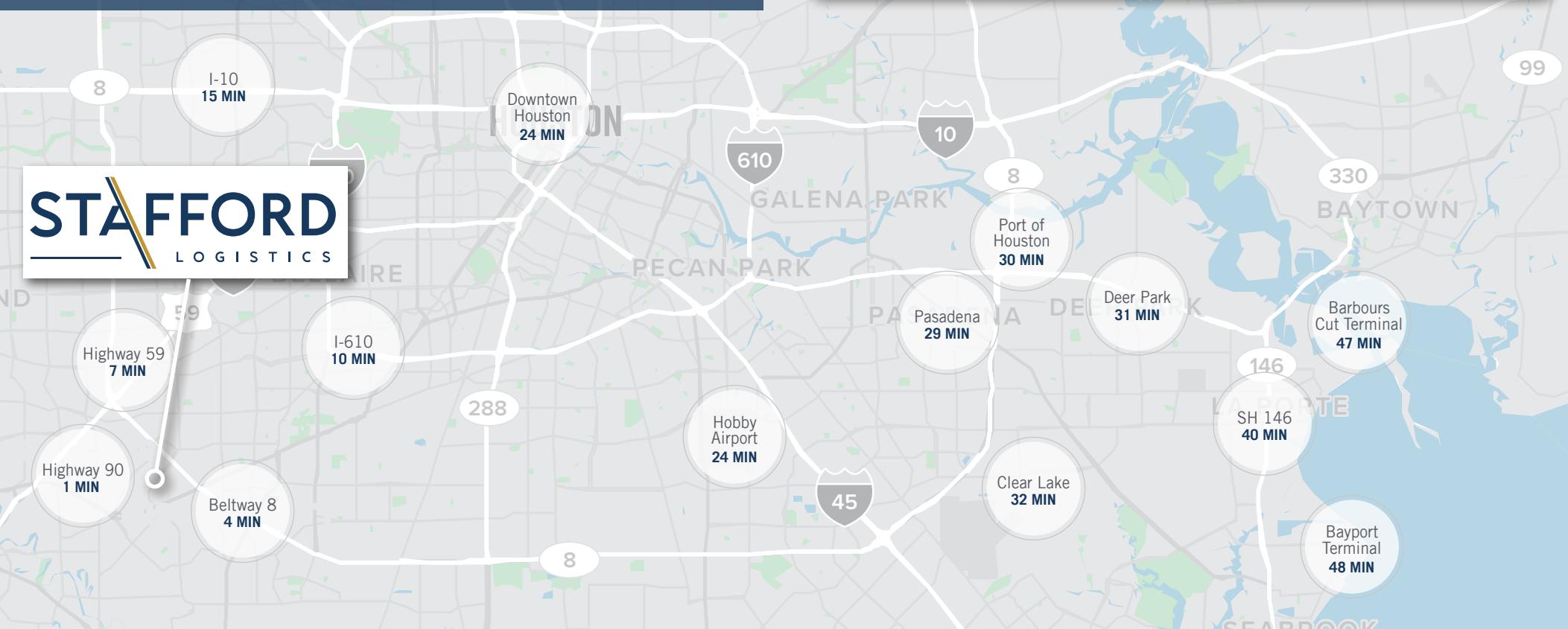
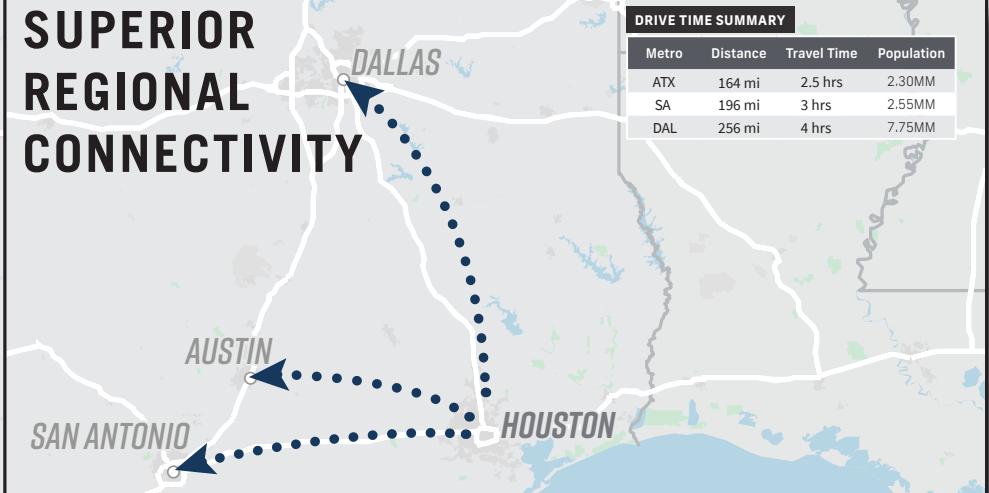
# PIKE ROAD EXPANSION

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



# CONTACT INFORMATION

## LEASING

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