

13025 & 13027 STILES LANE, SUGAR LAND, TX 77478



# STILES LANE BUSINESS PARK

±50,040 SF and ±15,787 SF for Lease

**CBRE**

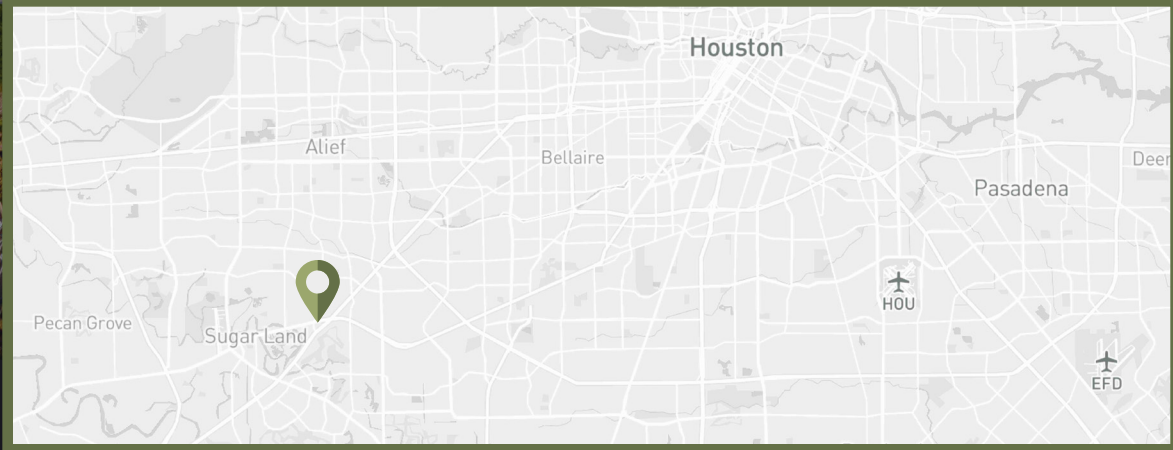




# FOR LEASE

±50,040 Full Building | ±15,787 SF Partial Building

[Click Here for Site Plan](#)





FOR LEASE



HIGHWAY 59

HIGHWAY 90

FULL BUILDING  
AVAILABLE

## 13027 STILES LANE

*±50,040 SF*

*Full Building*

*24 Dock-High Doors Total*

*\*8 Dock-High Doors*

*\*16 Knock Out Panels*

*2 Drive-in Ramps*

*55 Auto Parks*

*±28' Clear Height*

*ESFR Sprinklers*

*180' Shared Truck Court*

**CBRE**





FOR LEASE

# 13025 STILES LANE

*±15,787 SF*

*Partial Building*

*8 Dock-High Doors Total*

*\*3 Dock-High Doors*

*\*5 Knock Out Panels*

*Ample Parking*

*±28' Clear Height*

*ESFR Sprinklers*

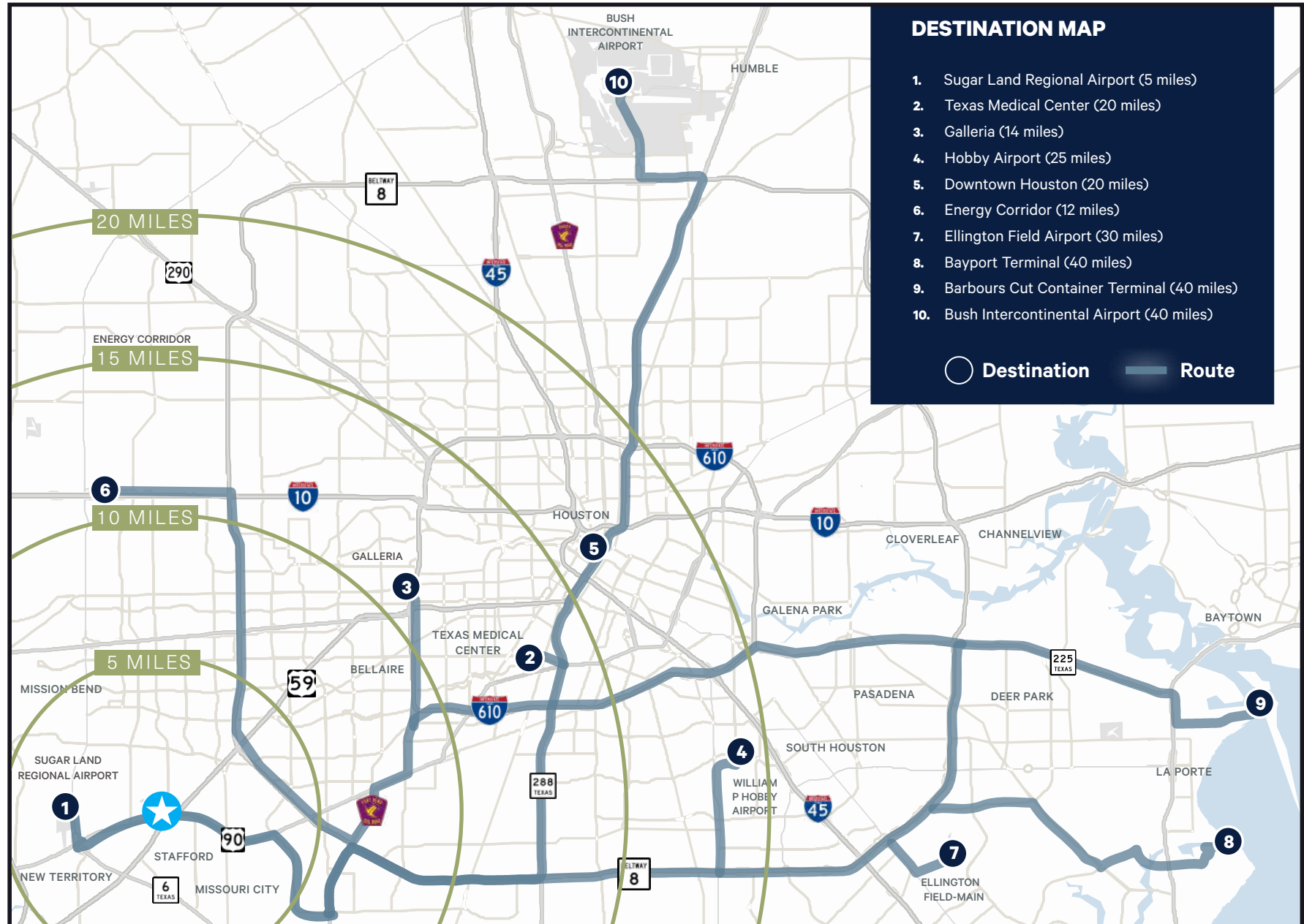
*180' Shared Truck Court*



**CBRE**



# DESTINATION MAP









# LOCATION OVERVIEW



amazon

slb

AmerisourceBergen

GROVE WEST

Boise Cascade  
MILLWORK

ACCREDITO  
PACKAGING, INC.

S&B  
Plumbing

SOUTHMEADOW

BECHTEL

slb

TEXAS  
AUTO & PARTS

CORPORATE  
BUSINESS PARK

SUGAR LAND  
BUSINESS PARK

59

90

SUGAR CREEK

NEARBY RETAIL AMENITIES

## FOOD

- SUBWAY
- MCDONALDS
- KFC
- RAZZOOS
- EL TIEMPO CENTINA
- BREWINGS
- TACO BELL
- APPLEBEE'S
- PAPPADEAUXS
- IHOP
- HOOTERS
- IN-N-OUT
- OUTBACK STEAKHOUSE
- STARBUCKS
- PIZZA HUT
- DENNY'S
- SONIC
- CHUCK E CHEESE'S
- LITTLE CAESARS
- STARBUCKS

## OTHER

- CHEVRON
- HILTON HOTEL
- ROSS
- WALMART
- FIVE BELOW
- KWIK KAR
- T-MOBIL
- HOLIDAY INN
- ENTERPRISE
- PUBLIC STORAGE
- ALDI
- SAM'S CLUB
- COSTCO
- NISSAN
- FORD



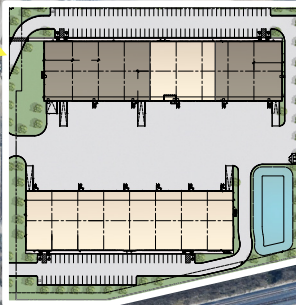
CORPORATE DRIVE

NEIGHBORING TENANTS

- 1. World Trading
- 2. Wonton Food Corp.
- 3. BlueBonnet Nutrition
- 4. CPT International
- 5. INOVA Geophysical
- 6. EnerTeck Corp.

SUGAR LAND BUSINESS PARK

CORPORATE BUSINESS PARK



DAIRY ASHFORD RD

STILES LANE

340,000 VEHICLES PER DAY 90

371,000 VEHICLES PER DAY 59 90

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