



STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

Building 2

±54,238 SF AVAILABLE

13527 Stafford Rd | Stafford, TX

Q1 2026 Delivery



STRATEGIC STAFFORD LOCATION
WITH MAJOR TAX ADVANTAGES!

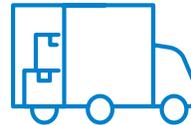


STAFFORD CENTRE BUSINESS PARK

A new, Class A industrial park offers a range of $\pm 54,238$ SF to $\pm 104,559$ SF across two buildings. The park features a 185' shared truck court, 6" slab, and is equipped with ESFR sprinklers. The HVAC system includes louvers and freeze protection, while the building design incorporates a clerestory feature for improved natural lighting. Utilities are provided by Fort Bend County Water Control & Improvement District No. 2. The location is particularly attractive, offering excellent accessibility with easy connections to Highway 59 South, Beltway 8, and Highway 90A, making it an ideal choice for efficient transportation. Additionally, the park benefits from significant inventory tax saving with Triple Freeport Exemption and low tax rate/no city tax - \$1.732804 (2024).



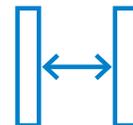
$\pm 54,238$ SF
Total Available



185' (shared)
Truck Court



Front Load
Configuration



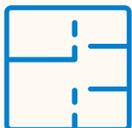
60' x 52'
Typical Column Spacing



ESFR
Sprinklers System



1.77%
Tax Rate



$\pm 2,364$ SF
Building 2 Spec Office

BUILDING TWO OVERVIEW

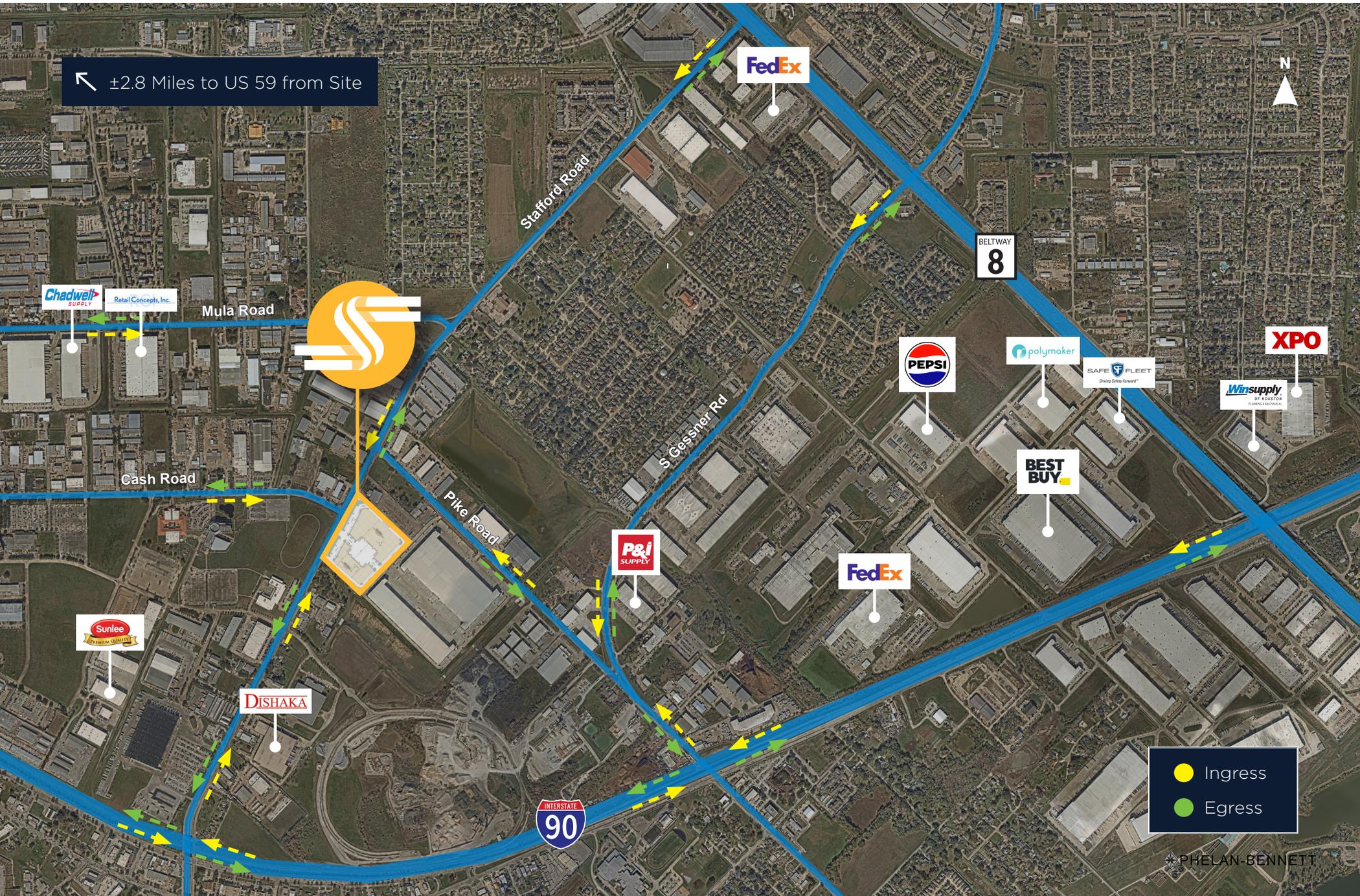
TOTAL SF	±51,869 SF
CONFIGURATION	Front Load
CLEAR HEIGHT	28'
BUILDING DEPTH	135' - 145'
DOCK DOORS	Twelve (12)
RAMPS	Two (2) 12'x14' O/H Doors
LIGHTS	Two (2) Per Bay
PARKING STALLS	56 Spaces
POWER	750 Amps



Spec Office - ±2,364 SF



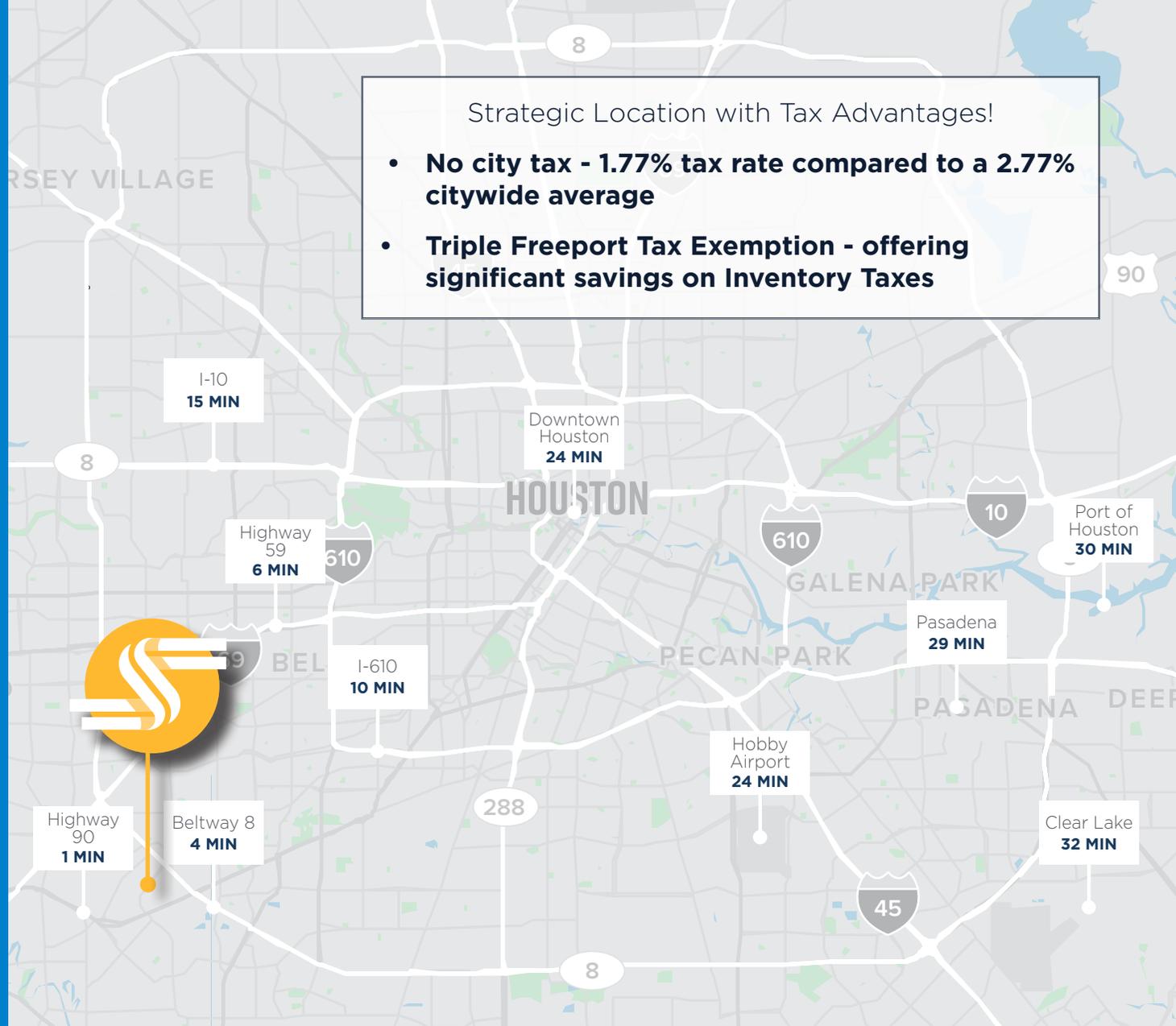
LOCATION OVERVIEW



CONTACT

MARK NICHOLAS, SIOR
Executive Vice President
+1 713 805 6330
mark.nicholas@jll.com

JARRET VENGAUS, SIOR
Executive Vice President
+1 713 888 4035
jarret.venghaus@jll.com



Development by:



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