



# ★★★ PATRIOT BUSINESS PARK

10326-10330 VETERANS MEMORIAL DR.  
HOUSTON, TX 77083

**Patriot Business Park** is strategically located in the heart of the North Houston industrial submarket. The project consists of three state-of-the-art buildings totaling 462,543 square feet. With quick access to Beltway 8 and just minutes from I-45, Patriot Business Park provides excellent ingress/egress for users, presenting optimal distribution patterns for their business.

## PROPERTY OVERVIEW

- ★ 3 buildings
- ★ Building area: 462,543 SF
- ★ 285 current auto parking spaces
- ★ 197 future auto parking spaces
- ★ Groundbreaking November 2024
- ★ Delivering Q3 2025



### DRIVE TIMES:

- 2 minutes** BELTWAY 8
- 17 minutes** IAH Airport
- 17 minutes** I-69
- 7 minutes** I-45
- 10 minutes** HWY 249

FOR SALE OR LEASING INFORMATION, CONTACT

**TYLER MANER** | 830.992.0834 | tmaner@streamrealty.com  
**JEREMY LUMBRERAS, SIOR** | 713.560.0608 | jlumbreras@streamrealty.com

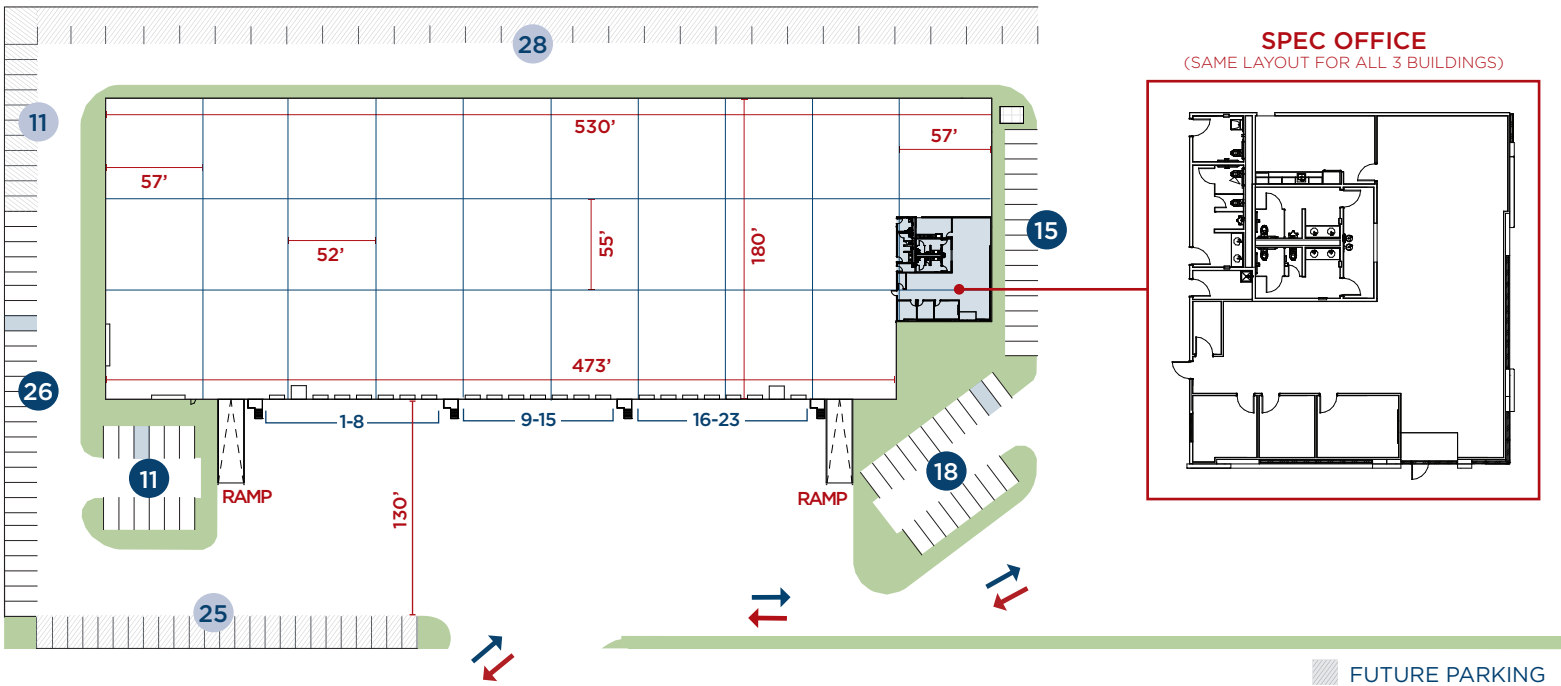




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## BUILDING 1 SITE PLAN

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## BUILDING 1 FEATURES

- 92,758 SF Total
- 3,524 SF office
- Front-load
- ESRF sprinklered
- 180' building depth
- 32' clear height
- 22 — 9' x 10' dock-high doors
- 2 — 16' x 18' drive-in ramps
- 70 auto parking spaces
- 64 future parking spaces
- 55' x 52' column spacing
- 2000 AMP service
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 2 — 40k lb. mechanical dock levelers
- 60mil TPO roof

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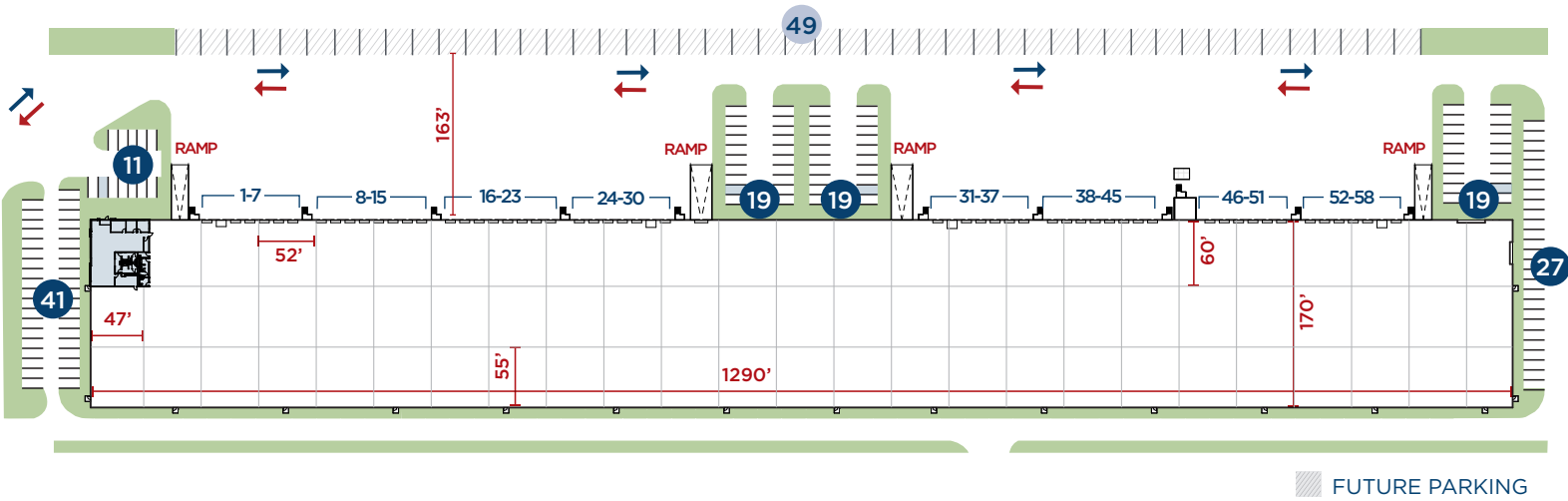
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# ★★★ PATRIOT BUSINESS PARK

## BUILDING 2 SITE PLAN

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## BUILDING 2 FEATURES

- **219,192 SF Total**  
(Ability to demise)
- 3,666 SF office
- Front-load
- ESFR sprinklered
- 170' building depth
- 32' clear height
- 58 — 9' x 10' dock-high doors
- 4 — 16' x 18' drive-in ramps
- 136 auto parking spaces
- 49 future parking spaces
- 55' x 52' column spacing
- 2 Transformers and 2 services, each service is 2000 AMPS
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 4 — 40k lb. mechanical dock levelers
- 60mil TPO roof

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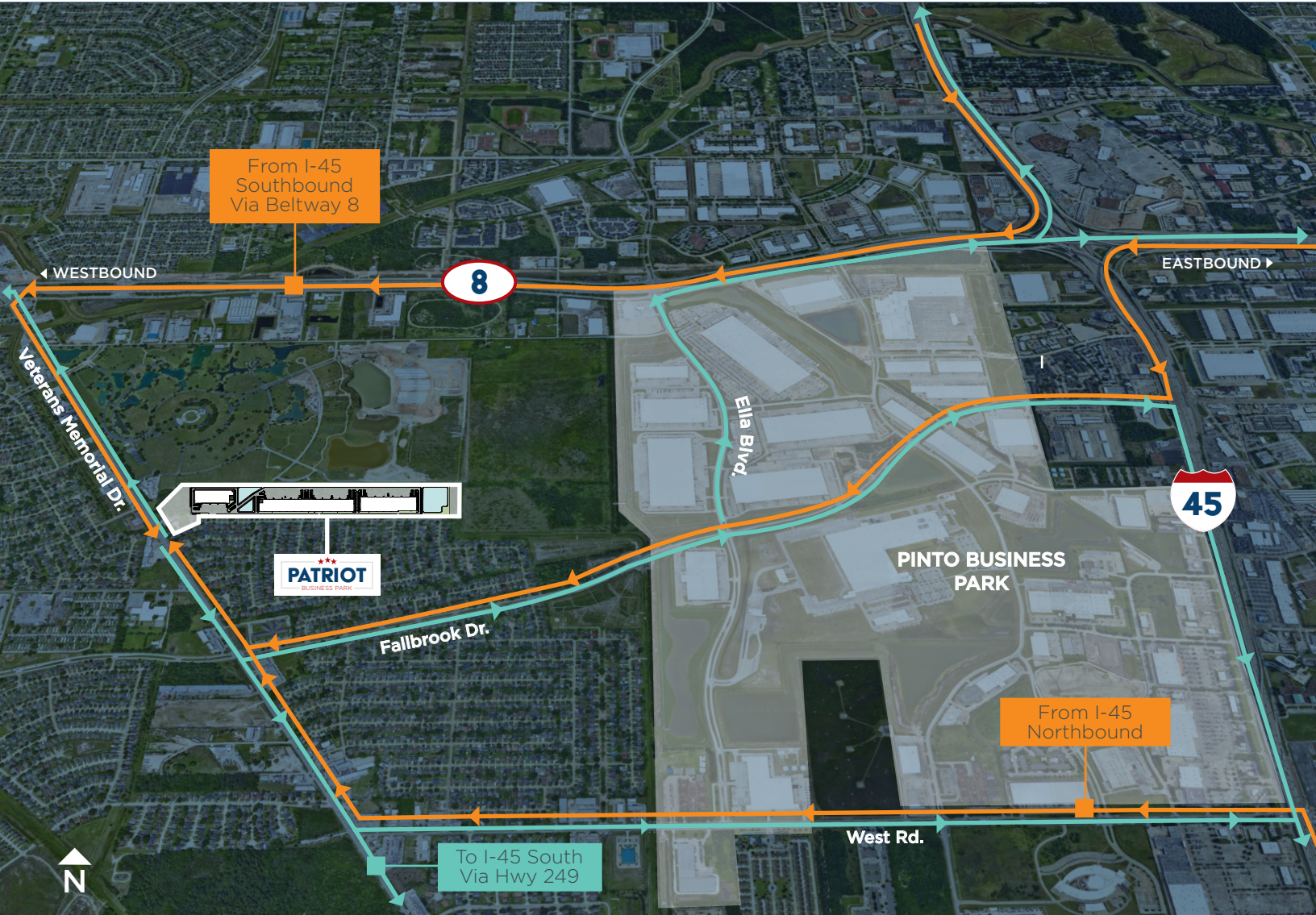


# INGRESS/EGRESS MAP

Direct access to Veterans Memorial Drive and immediate proximity to Beltway 8 and I-45 North and South.

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■ Ingress ■ Egress

## GREAT LOCATION FOR BUSINESS IN THE HEART OF THE NORTH SUBMARKET

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