

13025 & 13027 STILES LANE, SUGAR LAND, TX 77478



STILES LANE BUSINESS PARK

±18,780 SF and ±15,787 SF for Lease

CBRE



FOR LEASE

±18,780 SF | ±15,787 SF

[Click Here for Site Plan](#)

±15,787 SF

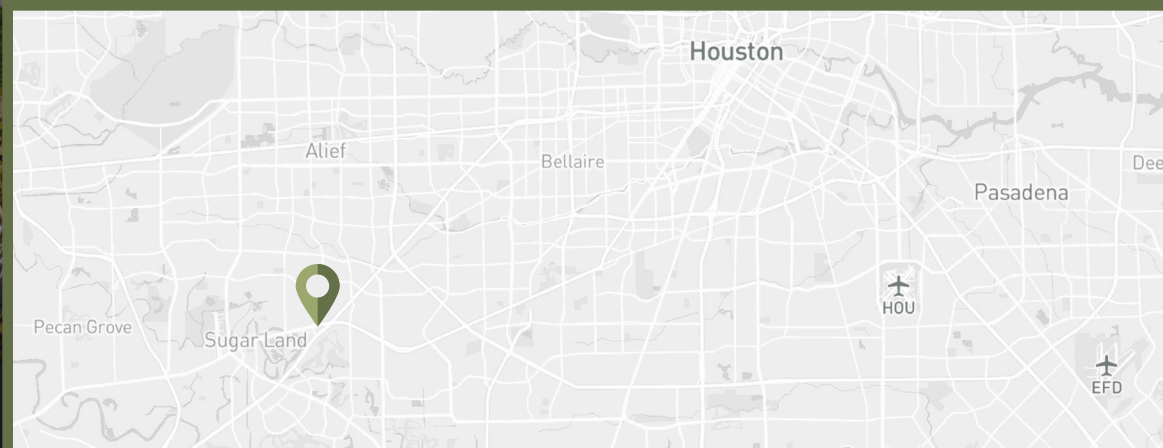
13025 Stiles Lane

±18,780 SF

13027 Stiles Lane

DAIRY ASHFORD

STILES LANE



FOR LEASE



13027 STILES LANE

±18,780 SF

Partial Building

4 Dock-High Doors (Expandable)

**Knock Out Panels*

1 Drive-in Ramp

55 Auto Parks

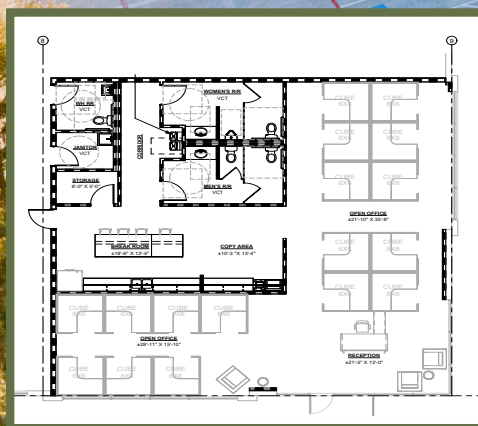
±28' Clear Height

ESFR Sprinklers

180' Shared Truck Court

AVAILABLE

POTENTIAL OFFICE PLAN



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

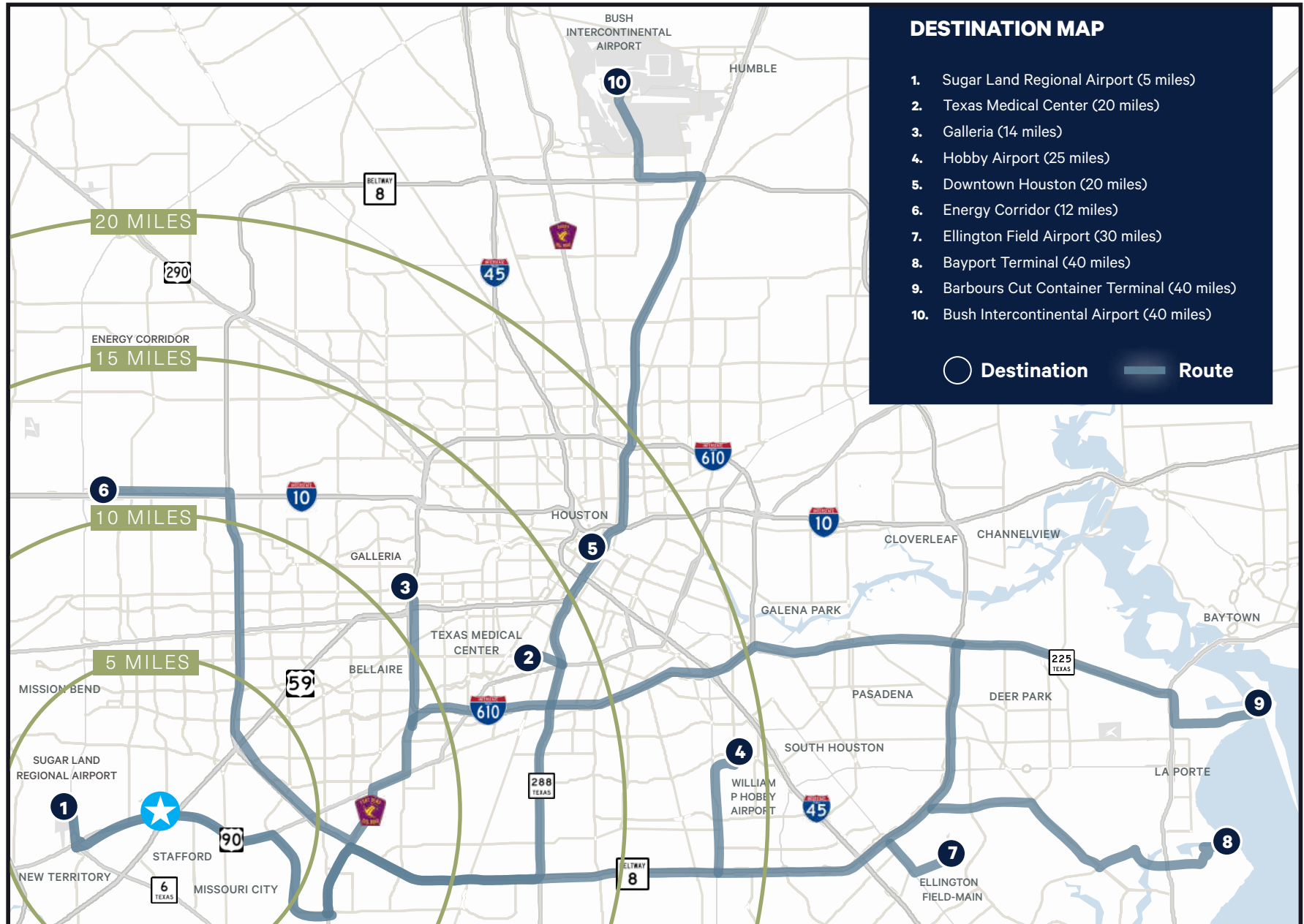
ESFR Sprinklers

180' Shared Truck Court

CBRE



DESTINATION MAP





LOCATION OVERVIEW



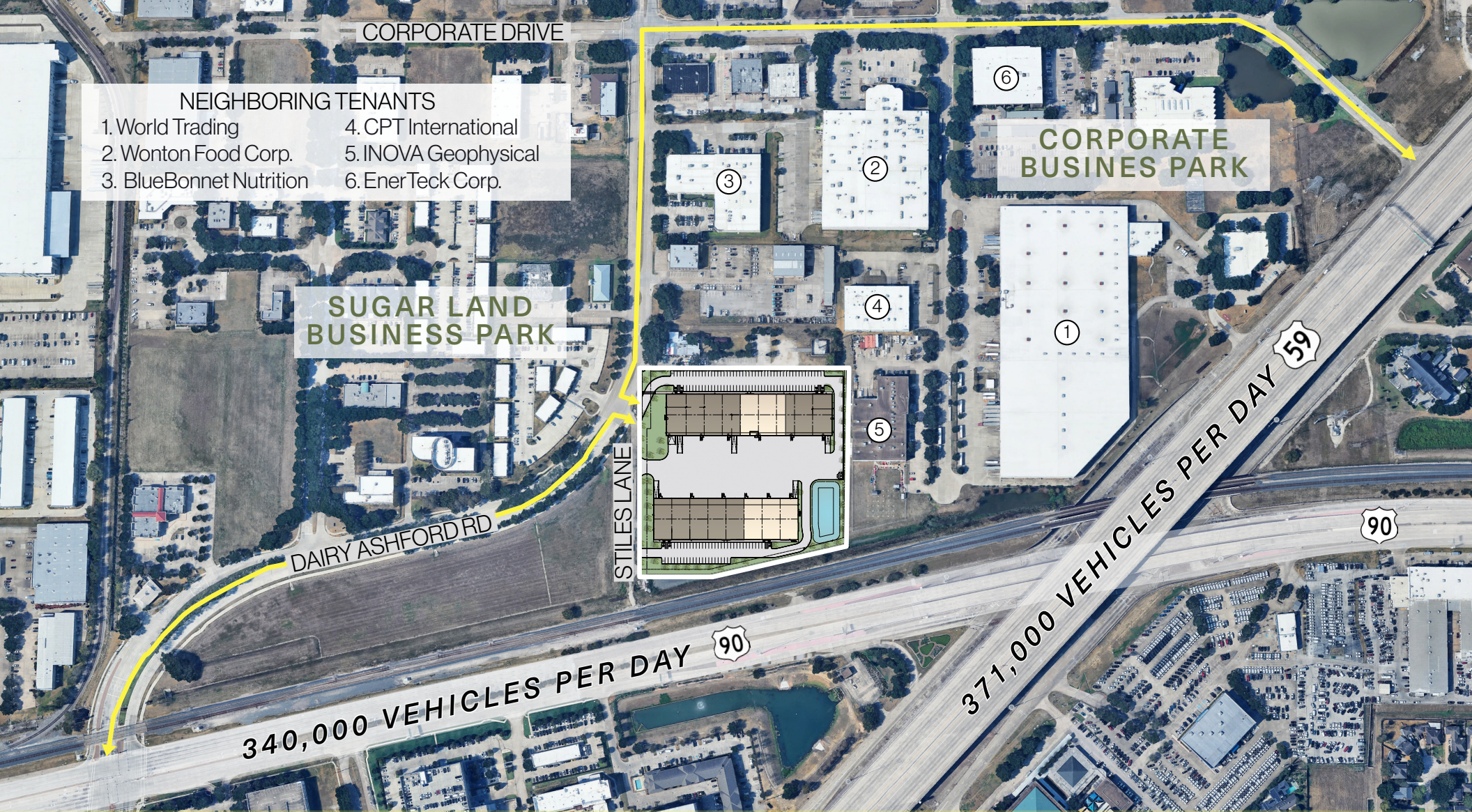
NEARBY RETAIL AMENITIES

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



NEIGHBORING TENANTS

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

SUGAR LAND BUSINESS PARK

CORPORATE BUSINESS PARK

CAPE BELL

Senior Vice President

+1713 577 1737

Cape.Bell@cbre.com

GREG HOLMES

Senior Associate

+1713 577 1902

Gregory.Holmes@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.