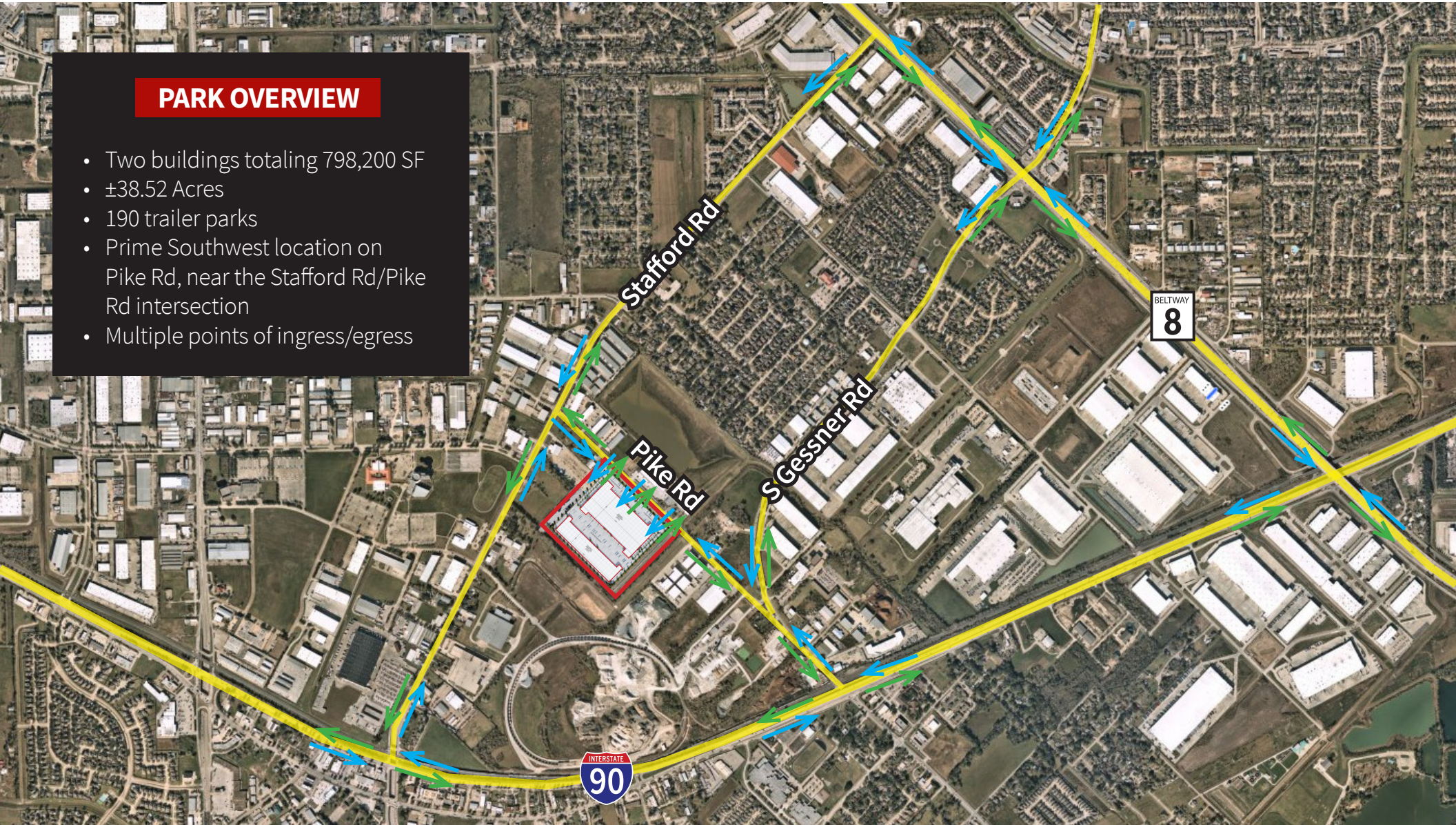




PARK OVERVIEW

- Two buildings totaling 798,200 SF
- ±38.52 Acres
- 190 trailer parks
- Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
- Multiple points of ingress/egress



BUILDING 1

- Total Building Area: ±530,400 SF
- Office Area: Build-to-Suit
- Cross Dock
- 60' Speed Bays
- Column Spacing: 56' x 45'
- 36' Clear Height
- ESFR Sprinklers
- Dock Doors: (78) 9' x 10'
- Drive-Ins: (4) 12' x 14'
- Trailer Storage Available

BUILDING 2

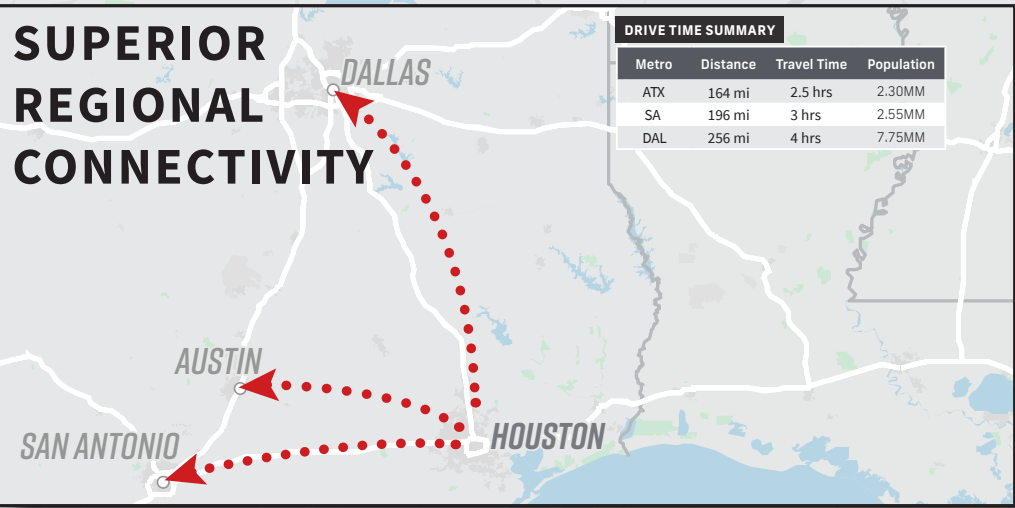
- Total Building Area: ±267,800 SF
- Office Area: Build-to-Suit
- Front Load
- 60' Speed Bays
- Column Spacing: 56' x 54'
- 32' Clear Height
- ESFR Sprinklers
- Dock Doors: (54) 9' x 10'
- Drive-Ins: (2) 12' x 14'
- Trailer Storage Available



Strategic Southwest Houston location with Tax Advantages

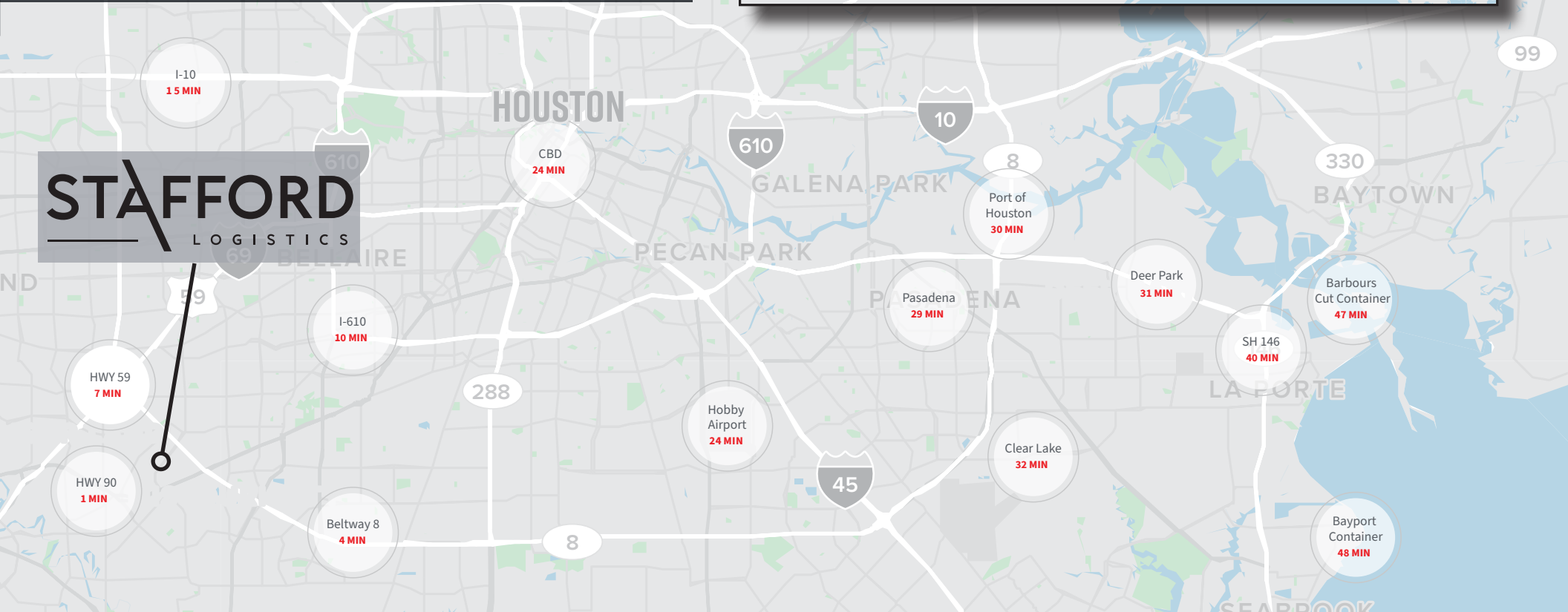
- Prime Southwest Houston location, minutes from Beltway 8 and US HWY 90, providing strategic connectivity to the city and beyond.
- Located in business friendly Stafford and Fort Bend County.
- **Triple Freeport Tax Exemption** available for qualified inventory.
- Advantageous tax structure in Stafford with no city tax.

SUPERIOR REGIONAL CONNECTIVITY



DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	164 mi	2.5 hrs	2.30MM
SA	196 mi	3 hrs	2.55MM
DAL	256 mi	4 hrs	7.75MM

STAFFORD LOGISTICS



Jarret Venghaus, SIOR
+1 713 888 4035
jarret.venghaus@jll.com

Jordan Raney
+1 713 425 5827
jordan.raney@jll.com



CONTACT INFORMATION

LEASING

Jarret Venghaus, SIOR

Executive Vice President
+1 713 888 4035
jarret.venghaus@jll.com

Jordan Raney

Senior Vice President
+1 713 425 5827
jordan.raney@jll.com

