

## PIKE RD, STAFFORD, TX 77477

**Q4 2024 DELIVERY** 



# **UNDER CONSTRUCTION**





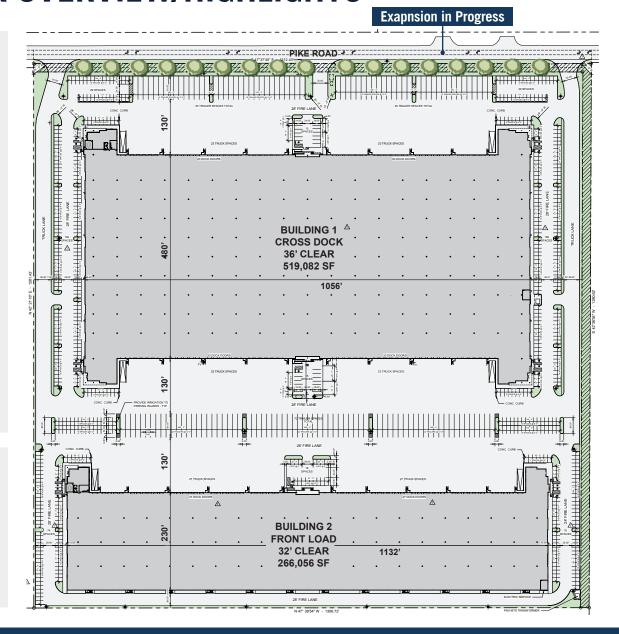
## STAFFORD LOGISTICS PARK OVERVIEW/HIGHLIGHTS

## **PARK OVERVIEW**

- Two buildings totaling 785,138 SF
  - Building 1: ±519,082 SF Cross Dock
  - Building 2: ±266,058 SF Front Load
- ±38.52 Acres
- 190 trailer parks
- Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
- Pike Rd expansion to Stafford Road currently under construction
- Last free exit off Beltway 8 from highway 59 interchange
- Multiple points of ingress/egress
- Q4 2024 Delivery

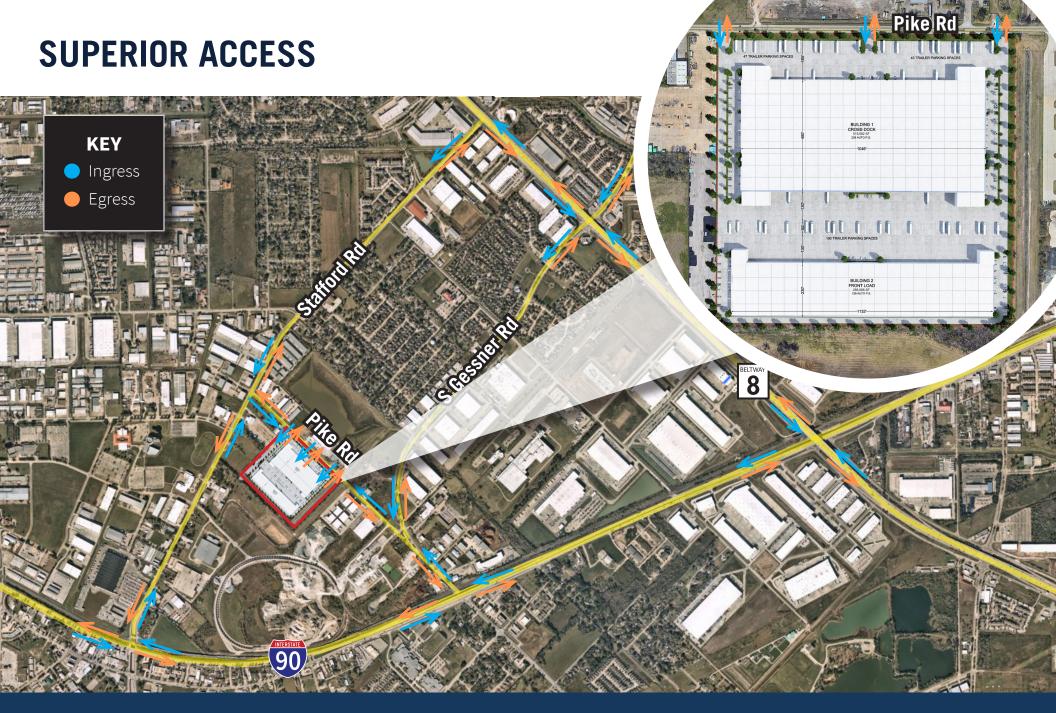
### **TAX ADVANTAGES**

- No city tax 1.77% tax rate compared to a 2.77% citywide average
- Triple Freeport Tax Exemption offering significant savings on Inventory Taxes





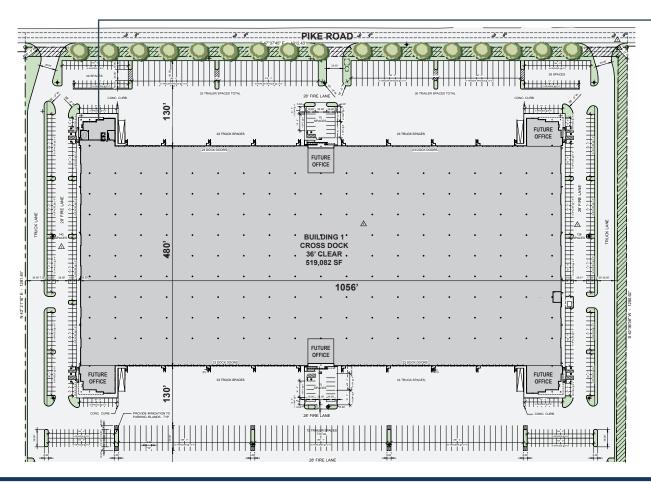




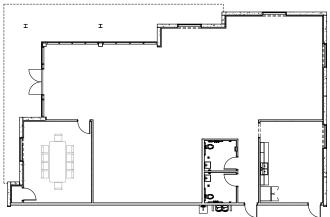




# **BUILDING 1 OVERVIEW**



## **SPEC OFFICE**



#### **BUILDING FEATURES**

**Total SF:** 519,082 SF

**Office SF:** 3,233 SF Spec Office

**Configuration:** Cross Dock

Speed Bays: 60'

Clear Height: 36'

Column Spacing: 56' X 54'

**Dock Doors:** 78 (9' x 10')

**Drive-in Doors:** 4 (12' x 14')

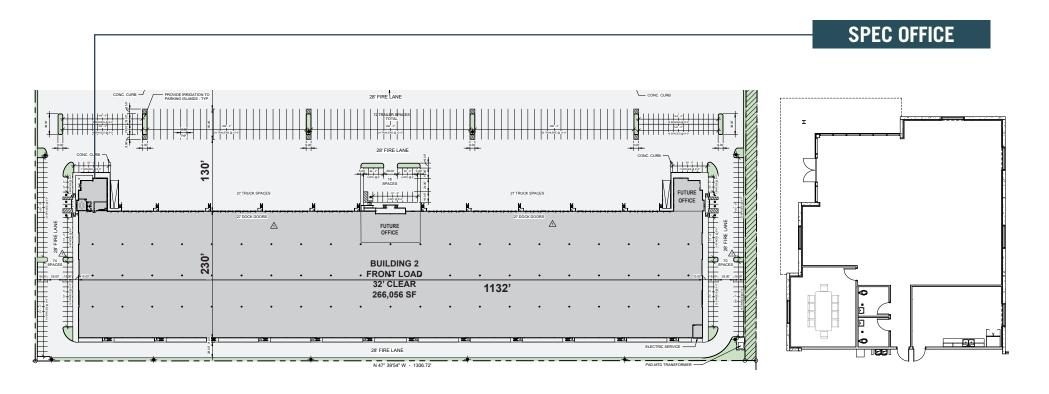
**Sprinkler:** ESFR

Parking Spaces: 368

Truck Court: 130'

Trailer Storage: Available

## **BUILDING 2 OVERVIEW**



#### **BUILDING FEATURES**

**Total SF:** 266,056 SF

**Office SF:** 3,015 SF Spec Office

**Configuration:** Front Load

Speed Bays: 60'

Clear Height: 32'

Column Spacing: 56' X 54'

**Dock Doors:** 54 (9' x 10')

**Drive-in Doors:** 2 (12' x 14')

Sprinkler: ESFR

Parking Spaces: 176

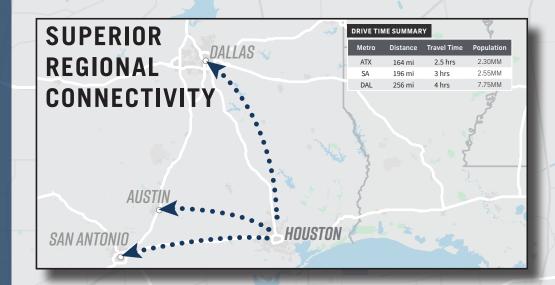
Truck Court: 130'

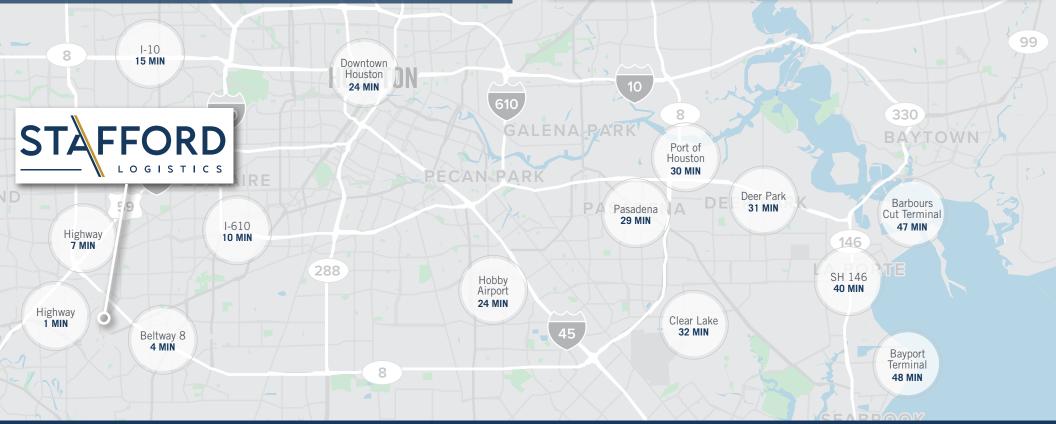
Trailer Storage: Available

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# 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.









# **CONTACT INFORMATION**

### LEASING

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