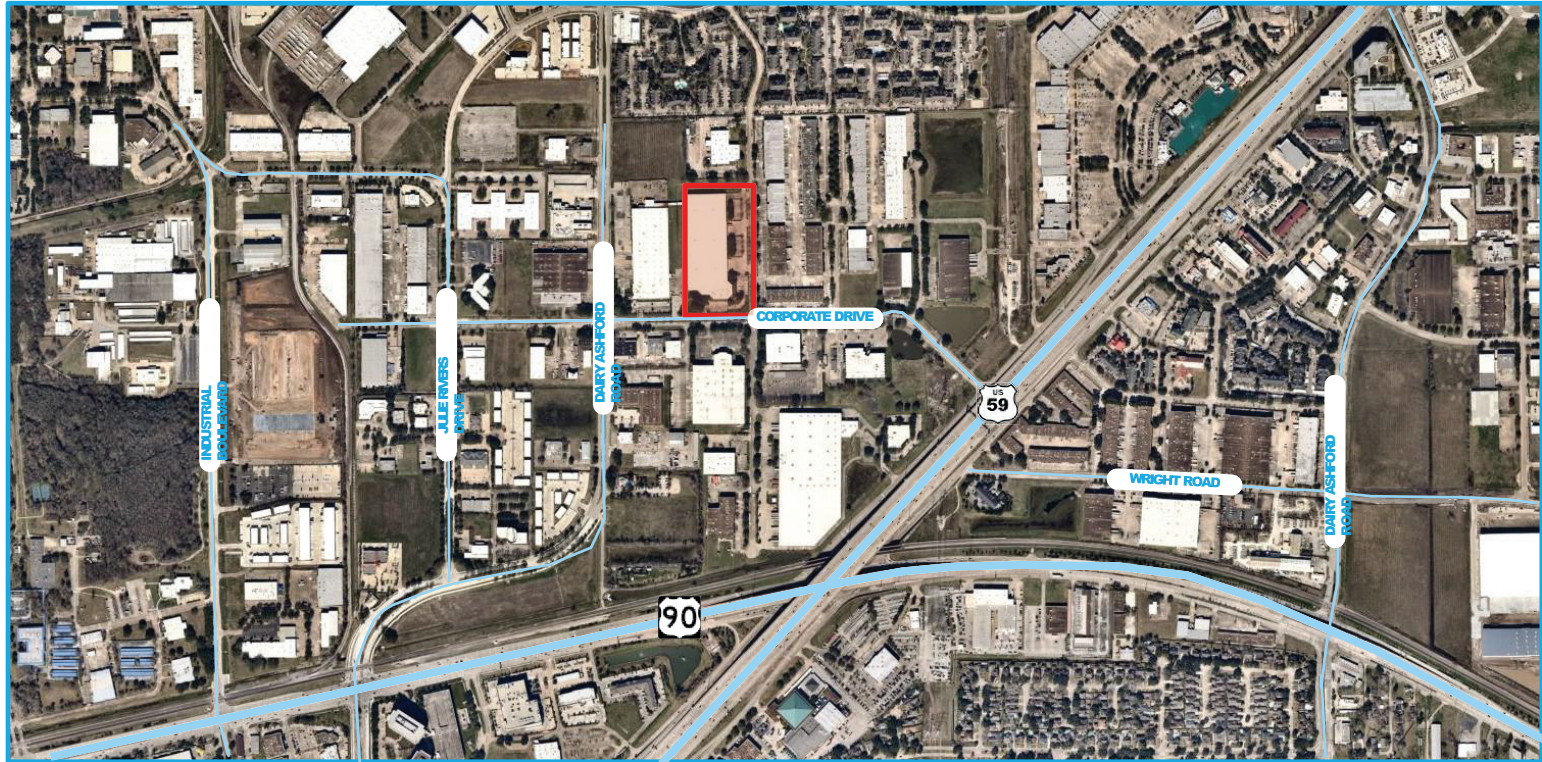


# Property Overview

10600 Corporate Drive, Stafford TX | For Lease



## Specifications

Available SF	± 188,378 SF
Clear Height	±32'
Power	2,000amp, 3 Phase Electrical Service
Loading	Twelve (12) Dock-High Doors with Pit Levelers Two (2) Drive-in Ramps One (1) 14'x12' Drive-in Ramp
Cranes	One (1) 10-ton Crane with ± 500'run
Sprinklers	Fully Sprinklered

## 10600 Corporate Drive, Stafford, TX 77477

### FEATURES

- ±160,695 SF distribution warehouse.
- ± 1,500 SF warehouse office with restroom on the north side of the building.
- ± 22,683 SF newly renovated office.  
1st Floor - ±15,000 SF  
2nd Floor - ±7,863 SF
- ±5,000 SF mezzanine.
- Test area with floor drain.
- Occupancy: Feb 2023 (Possibly Sonner)
- New Roof - 2018
- Users in this location will benefit from Stafford's Triple Freeport Tax Exemption (City, School District & Water District) and one of the lowest combined tax rates in the Houston region at ±\$2.02/\$100 of valuation.

### Contact Us:

Omri Shafran  
VP of Business Development

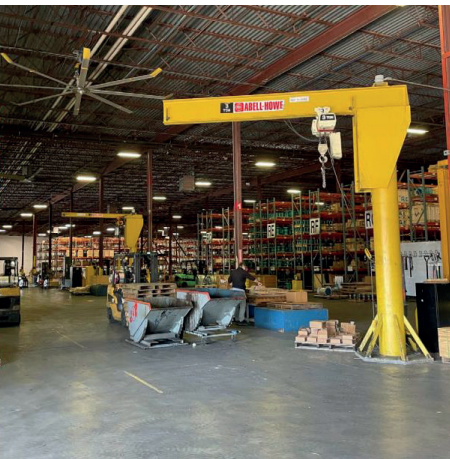
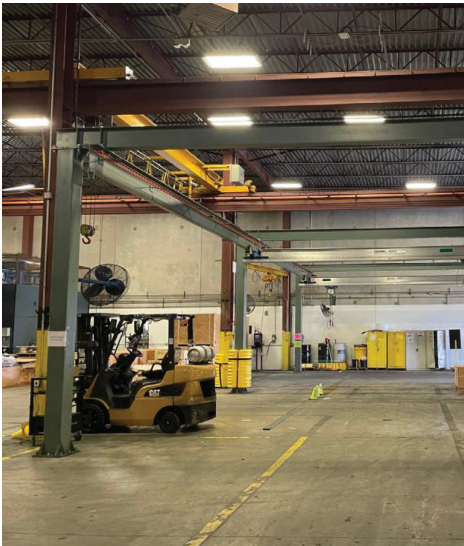
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# Property Images

10600 Corporate Drive, Stafford TX | For Lease



## Contact Us:

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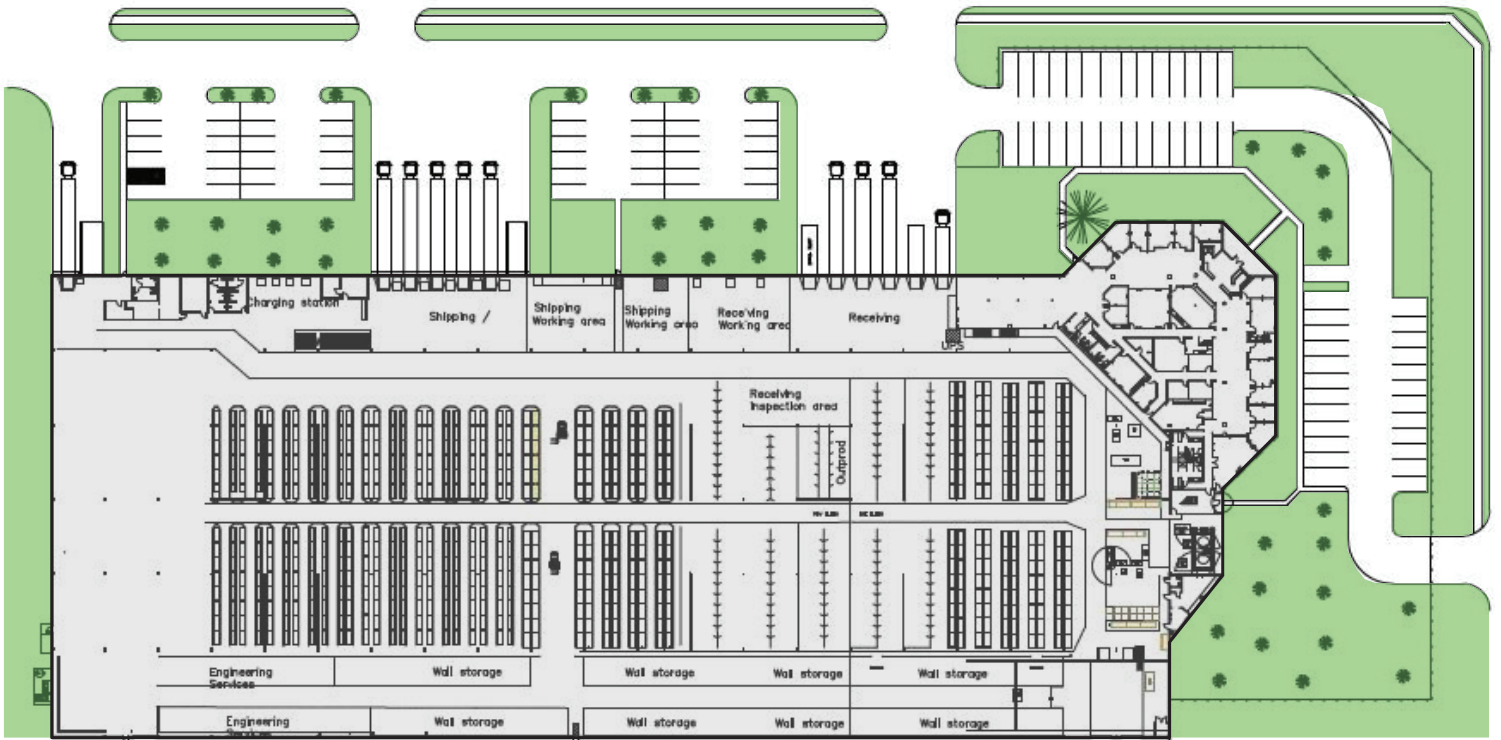
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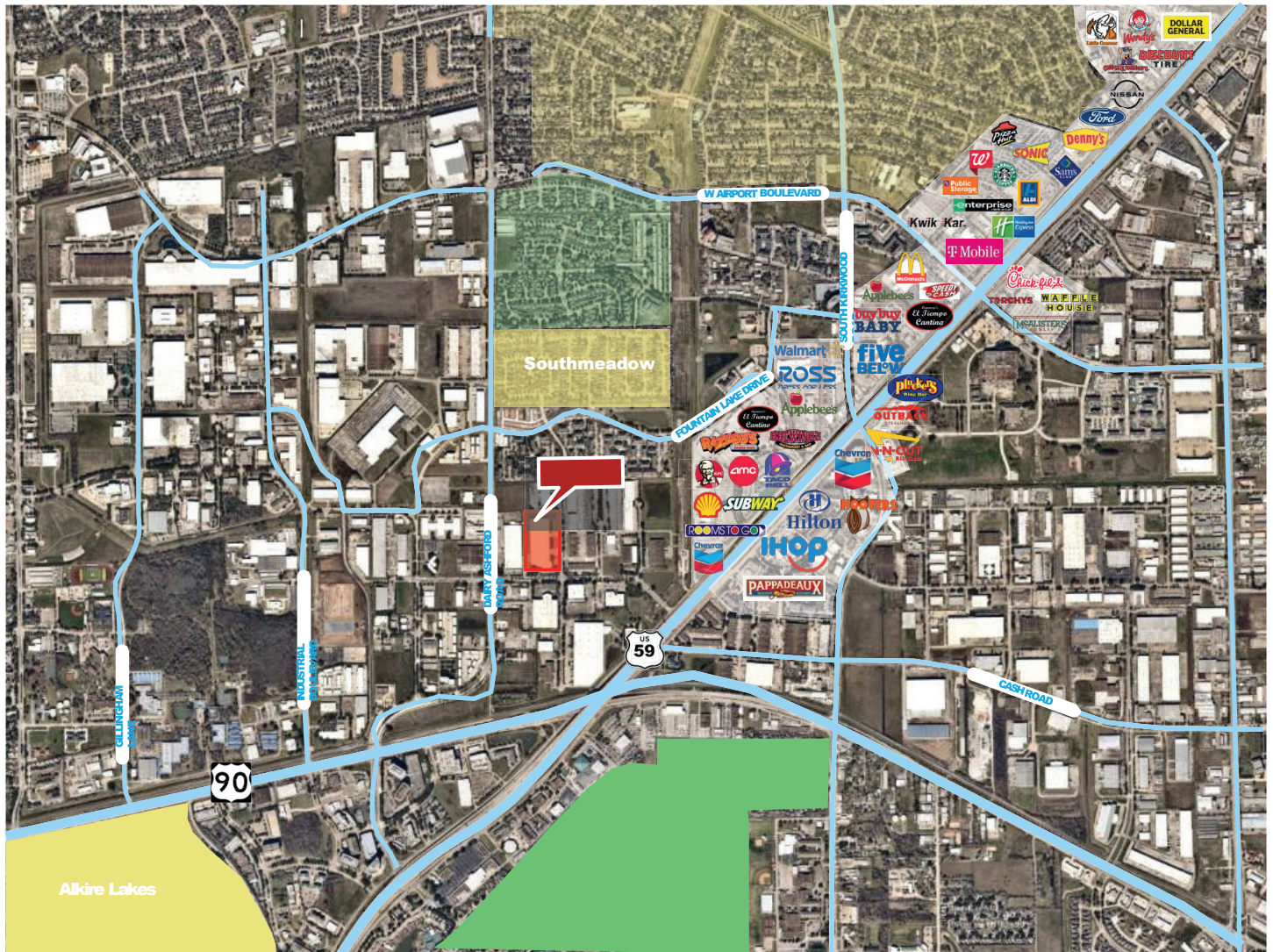
# Site Plan

10600 Corporate Drive, Stafford TX | For Lease



# Location Overview

10600 Corporate Drive, Stafford TX | For Lease



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