



STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

±158,797 SF AVAILABLE

13527 Stafford Rd | Stafford, TX

Q1 2026 Delivery



**STRATEGIC STAFFORD LOCATION
WITH MAJOR TAX ADVANTAGES!**



STAFFORD CENTRE BUSINESS PARK

A new, Class A industrial park offers a range of $\pm 54,238$ SF to $\pm 104,559$ SF across two buildings. The park features a 185' shared truck court, 6" slab, and is equipped with ESFR sprinklers. The HVAC system includes louvers and freeze protection, while the building design incorporates a clerestory feature for improved natural lighting. Utilities are provided by Fort Bend County Water Control & Improvement District No. 2. The location is particularly attractive, offering excellent accessibility with easy connections to Highway 59 South, Beltway 8, and Highway 90A, making it an ideal choice for efficient transportation. Additionally, the park benefits from significant inventory tax saving with Triple Freeport Exemption and low tax rate/no city tax - \$1.732804 (2024).



$\pm 54,238$ SF - $\pm 104,559$ SF

Total Available



Front Load

Configuration



ESFR

Sprinklers System



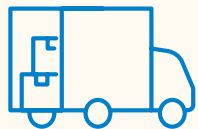
$\pm 2,507$ SF

Building 1 Spec Office



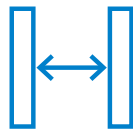
$\pm 2,364$ SF

Building 2 Spec Office



185' (shared)

Truck Court



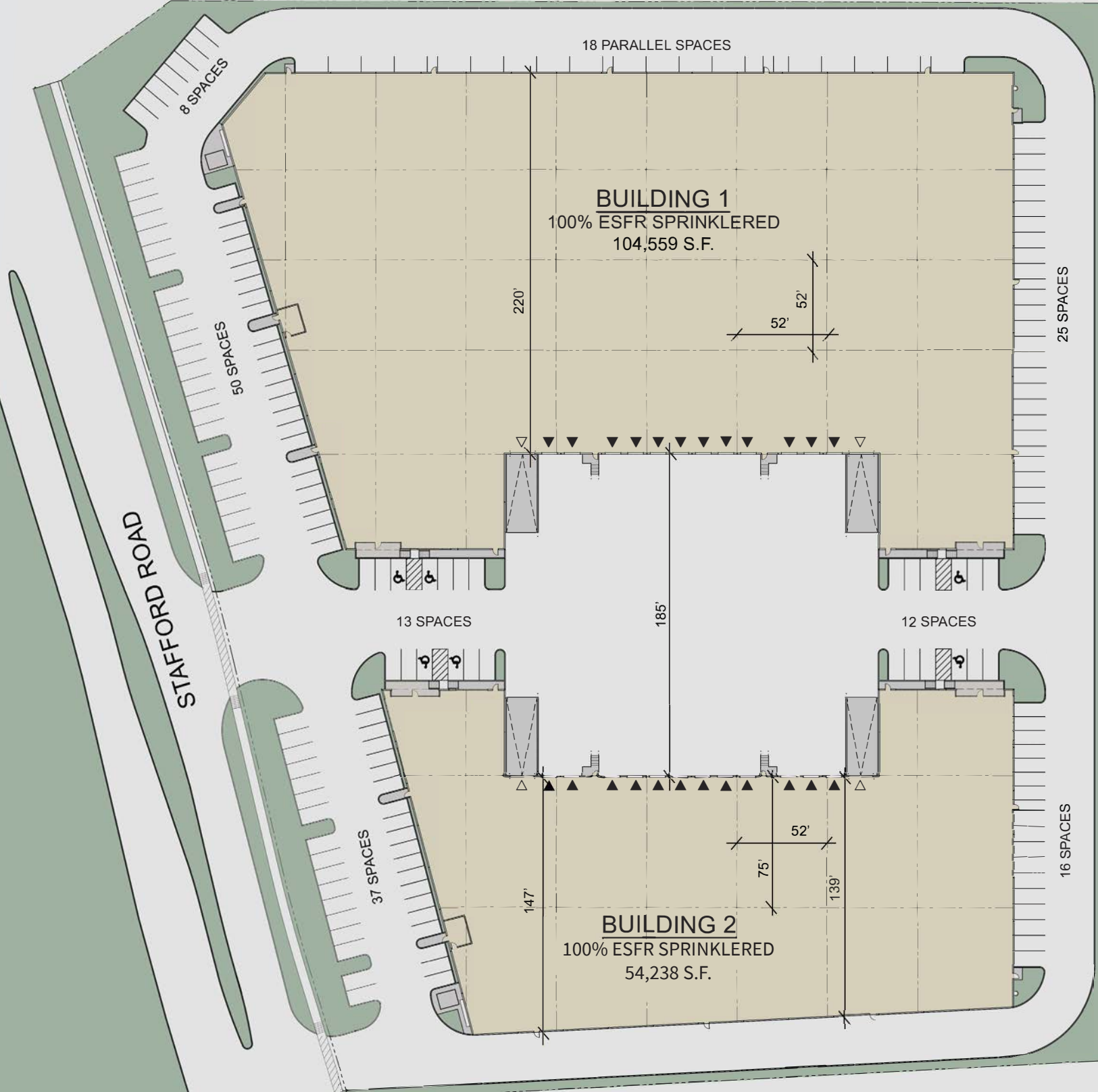
60' x 52'

Typical Column Spacing



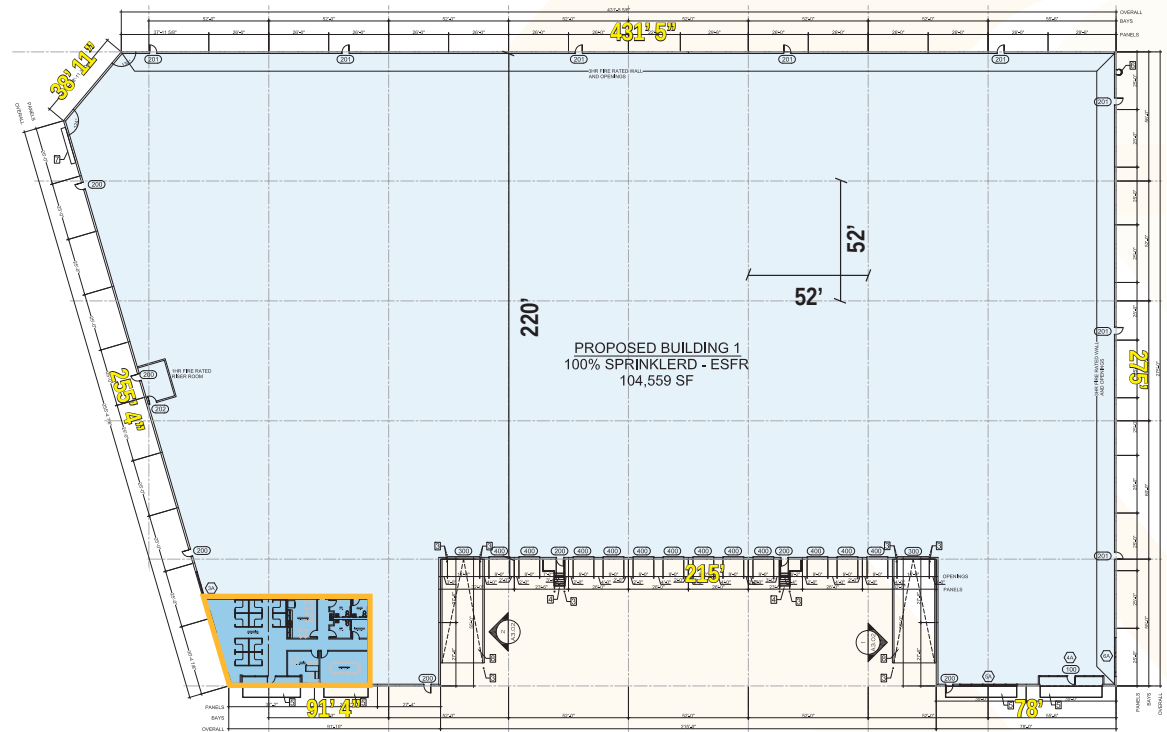
1.77%

Tax Rate

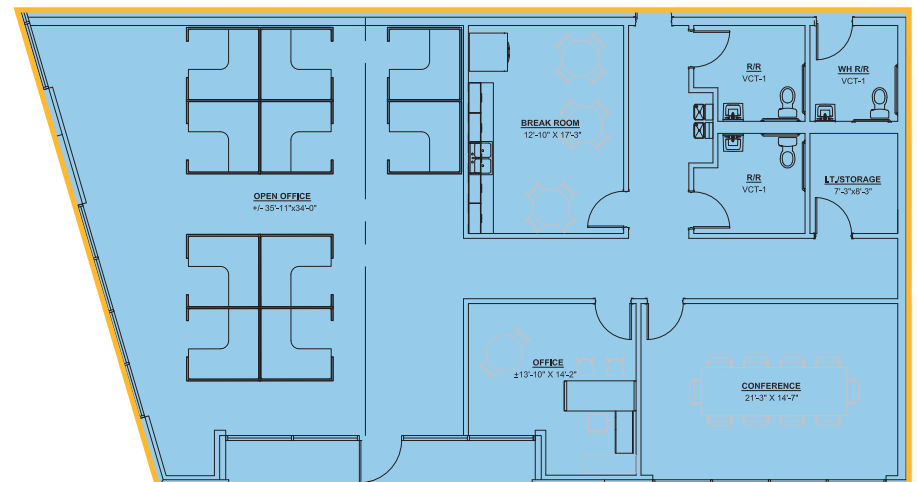


BUILDING ONE OVERVIEW

TOTAL SF	±104,559 SF
CONFIGURATION	Front Load
CLEAR HEIGHT	32'
BUILDING DEPTH	220'
DOCK DOORS	Twelve (12)
RAMPS	Two (2) 12'x14' O/H Doors
LIGHTS	Two (2) Per Bay
PARKING STALLS	108 Spaces
POWER	1,200 Amps



Spec Office - ±2,507 SF



BUILDING TWO OVERVIEW

TOTAL SF ±54,238 SF

CONFIGURATION Front Load

CLEAR HEIGHT 28'

BUILDING DEPTH 135' - 145'

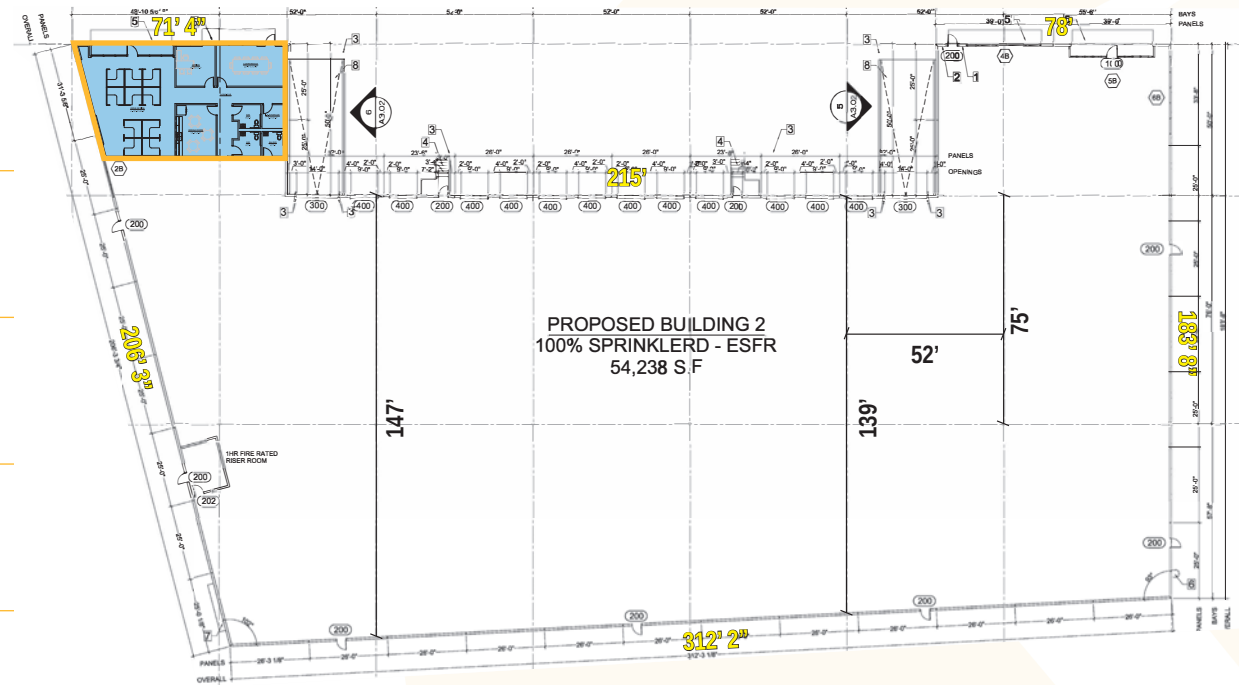
DOCK DOORS Twelve (12)

RAMPS Two (2)
12'x14' O/H Doors

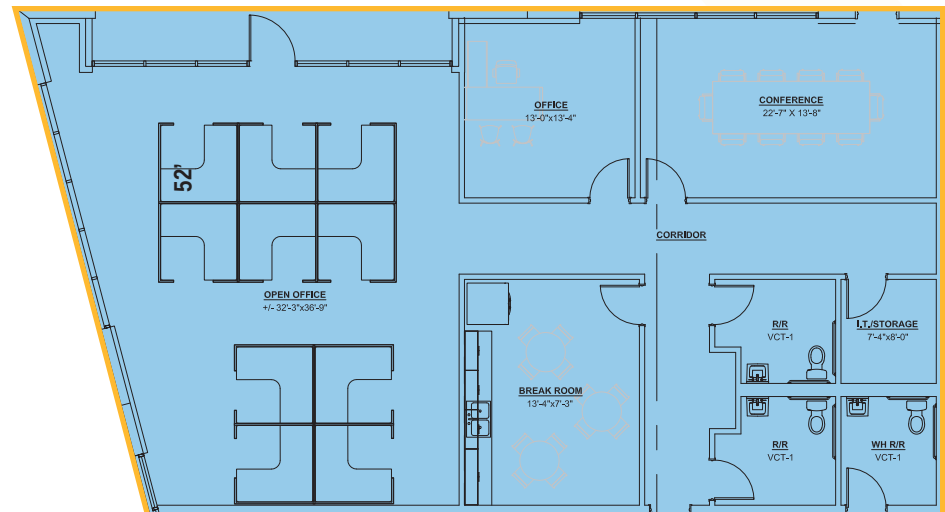
LIGHTS Two (2) Per Bay

PARKING STALLS 56 Spaces

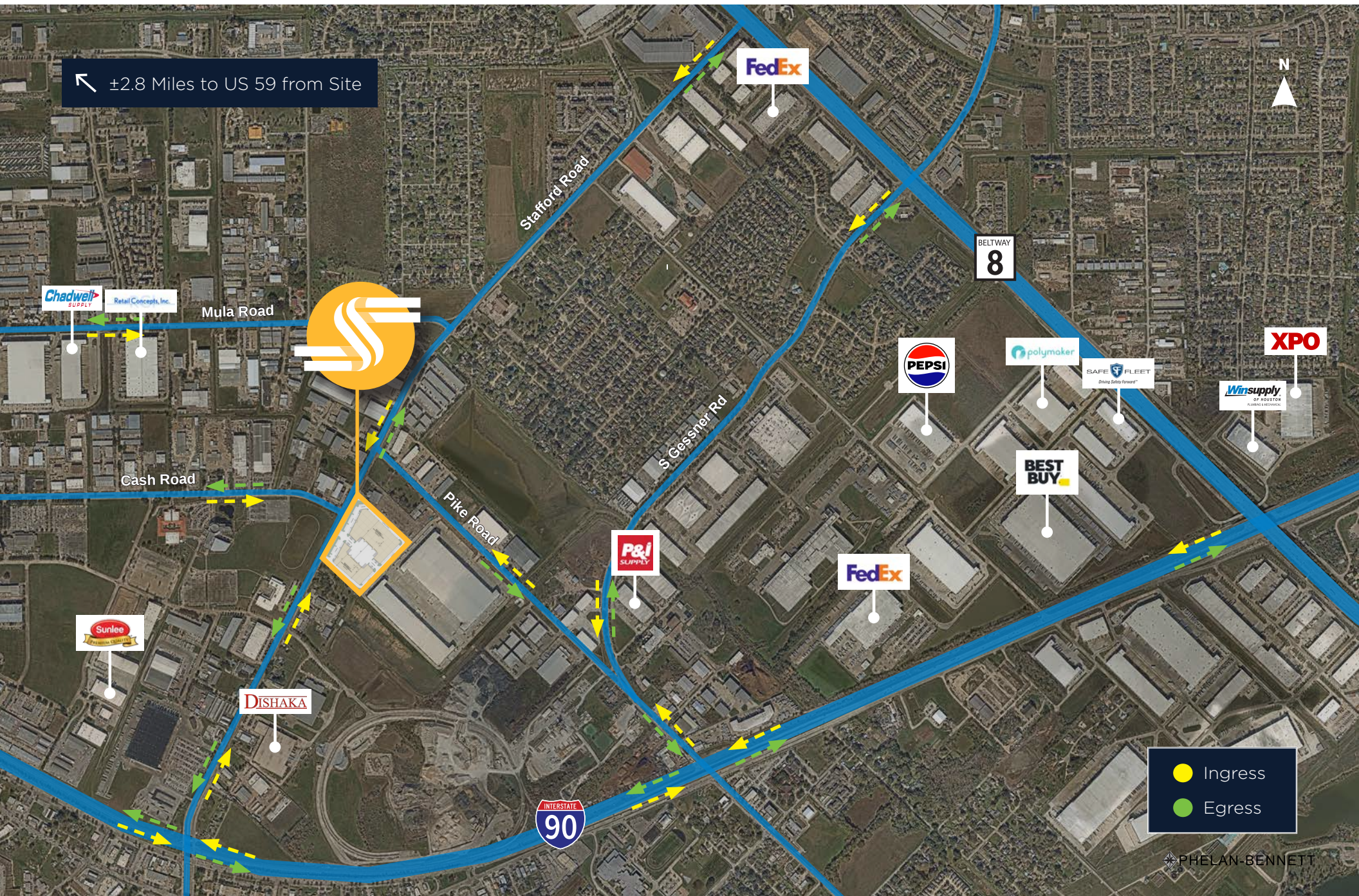
POWER 750 Amps



Spec Office - ±2,364 SF



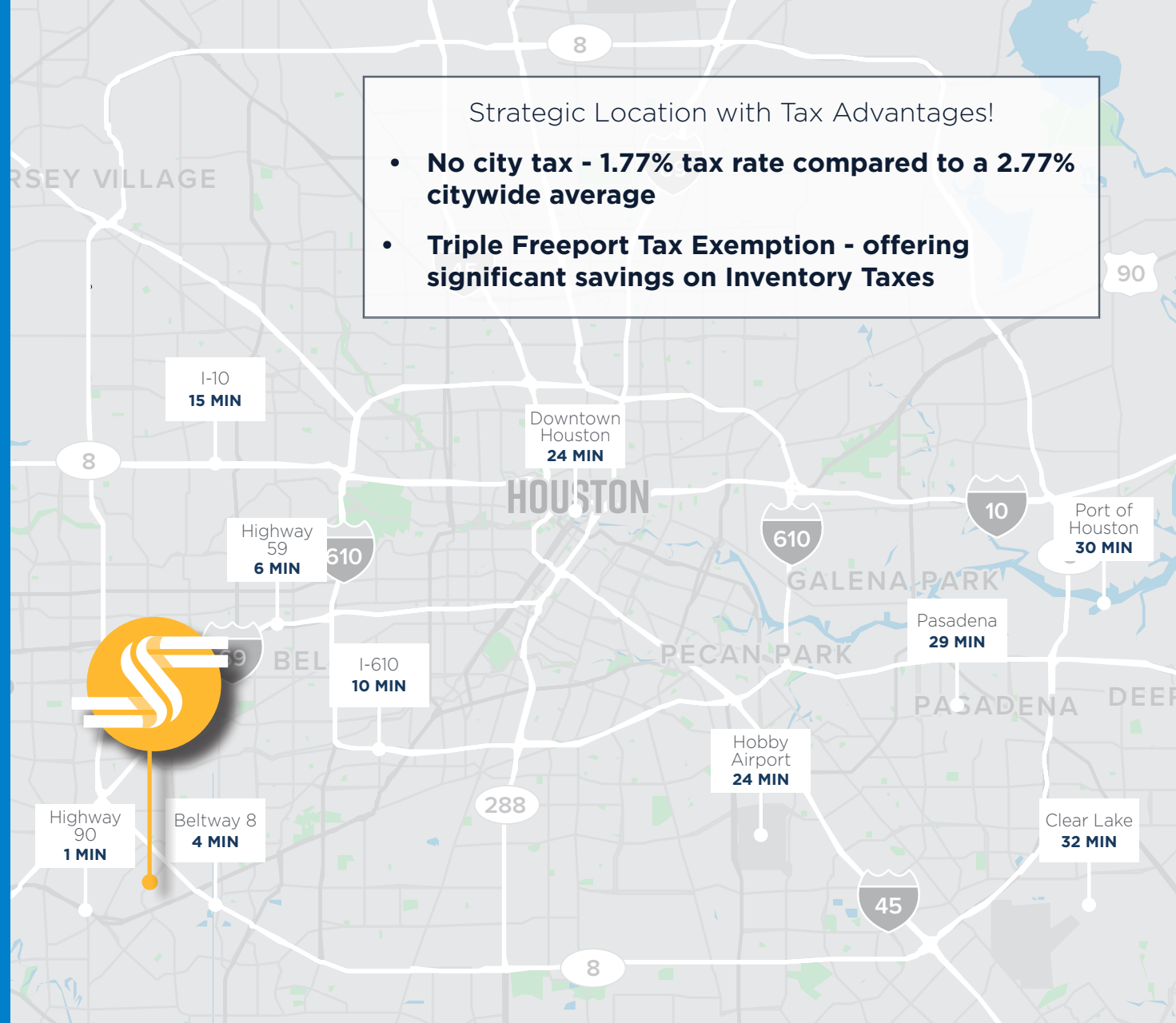
LOCATION OVERVIEW



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