

INDUSTRIAL DEVELOPMENT OPPORTUNITY

2800 Pleasant Valley Road



363,600 SF
Total Warehouse

29.639
Acres

FOUR BUILDING
Class A Industrial Development

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3300 N A Street, Building 4, Suite 210
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FOR LEASING INQUIRIES

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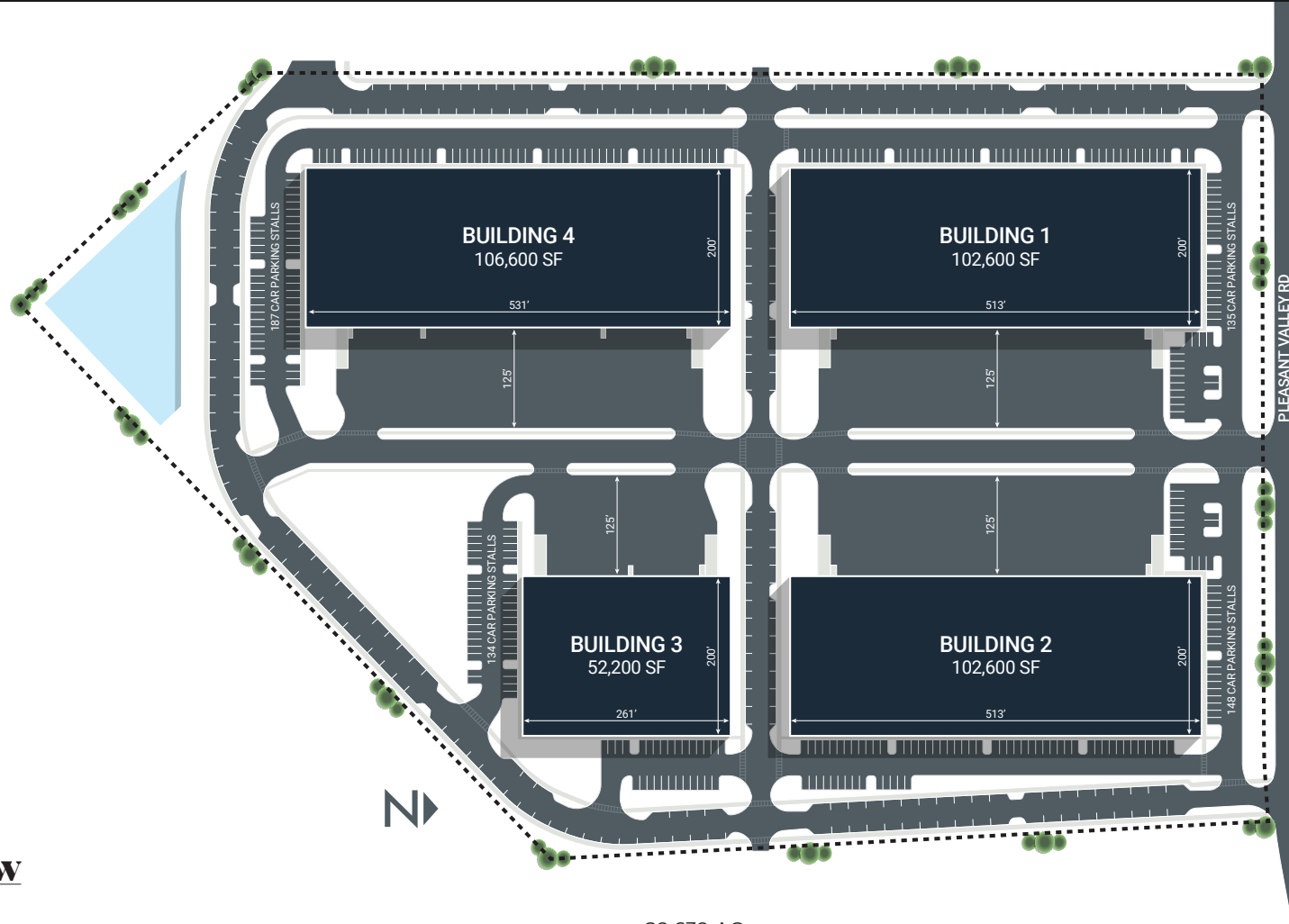
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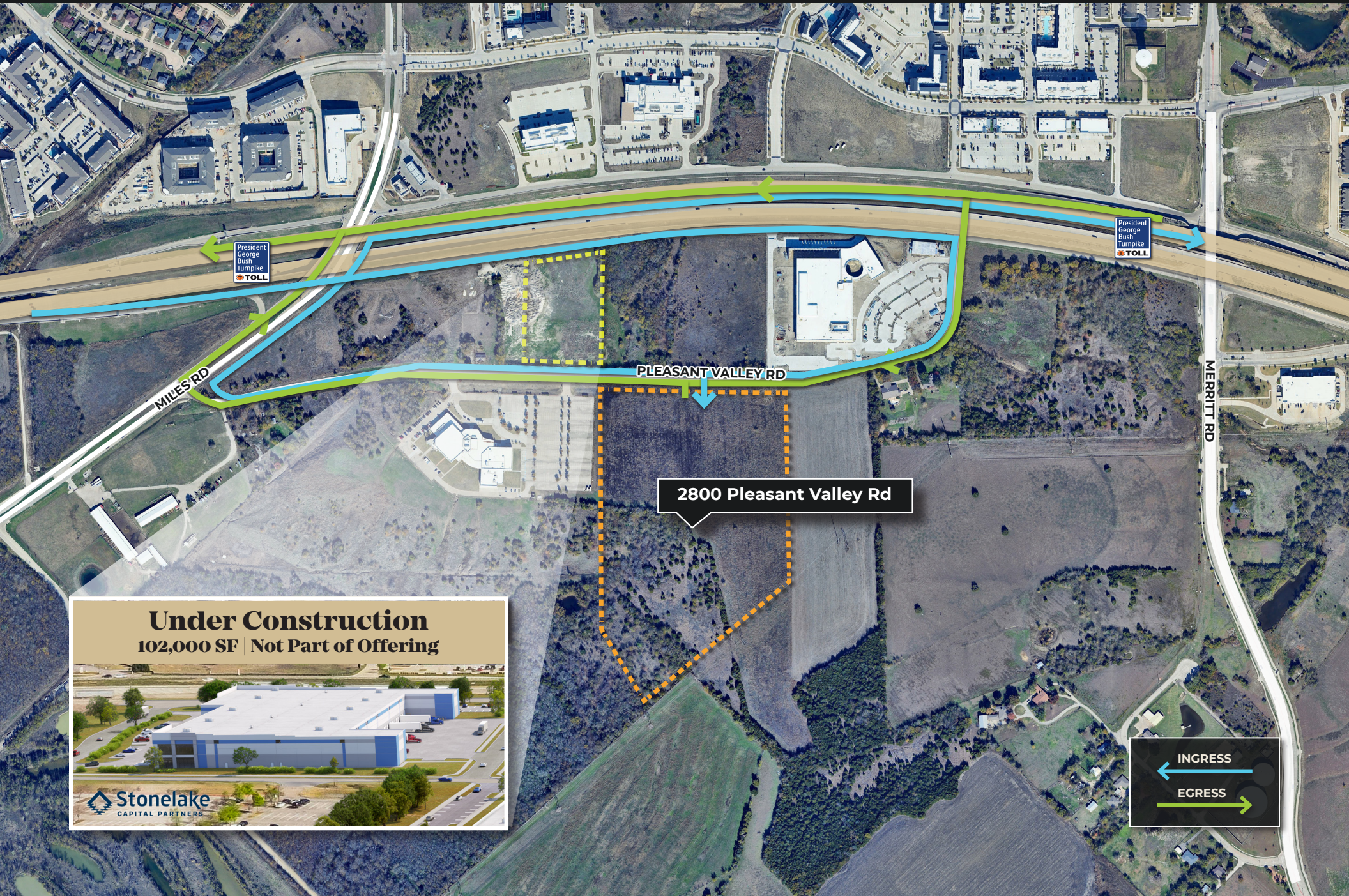


KBCADVISORS



Overview

Total Site Acreage	29.639 AC	Total Car Parking	604 Spaces
Total Building Coverage	363,600 SF	Building #1 Car Parking	135 Spaces
Total Impervious Coverage	13.27 AC	Building #2 Car Parking	148 Spaces
Required Office Parking	36,360 SF (1 Space/300 SF) = 121 Spaces	Building #3 Car Parking	134 Spaces
Required Warehouse Parking	327,240 SF (1 Space/Each Employee on the Maximum Working Shift) + 327,240 SF (1 Space/1,000 SF) = TBD + 328 Spaces	Building #4 Car Parking	187 Spaces



President George Bush Turnpike TOLL

President George Bush Turnpike TOLL

MILES RD

PLEASANT VALLEY RD

MERITT RD

2800 Pleasant Valley Rd

Under Construction
102,000 SF | Not Part of Offering

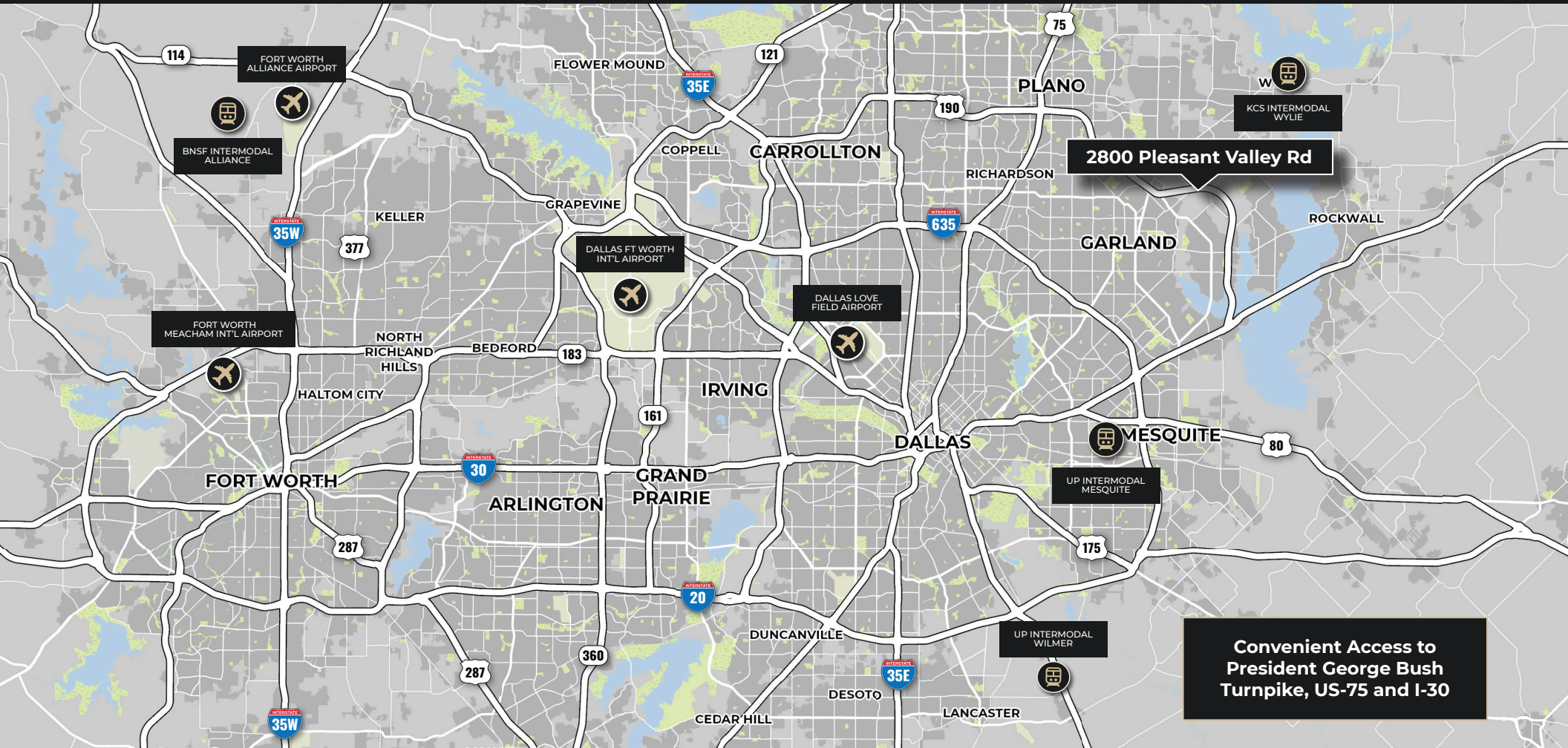


Stonelake
CAPITAL PARTNERS

INGRESS

EGRESS

Premier Regional Connectivity



**Convenient Access to
President George Bush
Turnpike, US-75 and I-30**

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