



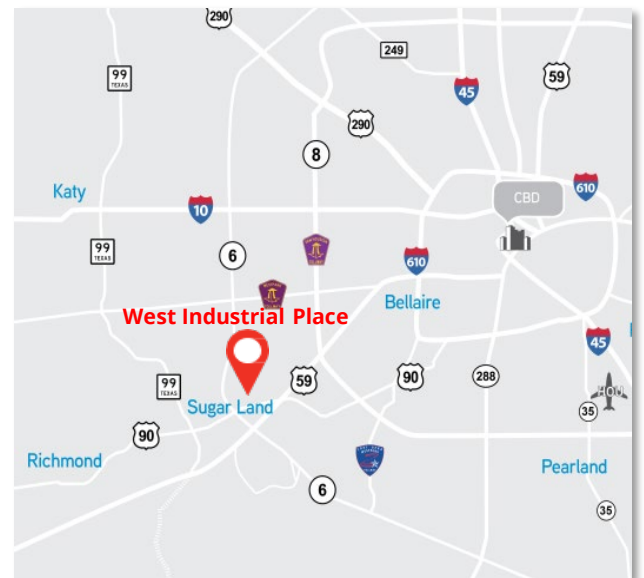
For Lease – Warehouse / Office

New Construction Sugar Land Business Park

West Industrial Place | 1350 Industrial Blvd, Sugar Land, TX 77478

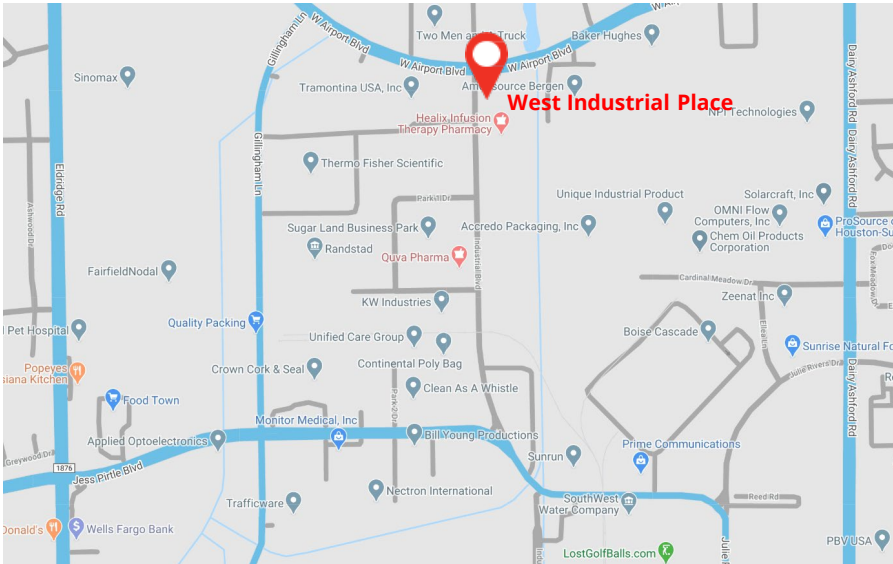
Building Amenities

- Newly-constructed 50,004-RSF warehouse on 4.16 acres
- 20,000 SF available that can be divided into two 10,000 SF spaces
- 8' x 10' steel, motorized roll-up doors
- Grade-level and dock-high doors
- 18'- 21' clearance height
- Ample surface parking
- Located in deed-restricted Sugar Land Business Park
- Convenient access to US Highway 90A, Highway 59, State Highway 6, Beltway 8
- Ideal for warehouse, light manufacturing
- Allowance for office construction
- **Lease rate:**
Contact Broker for Pricing

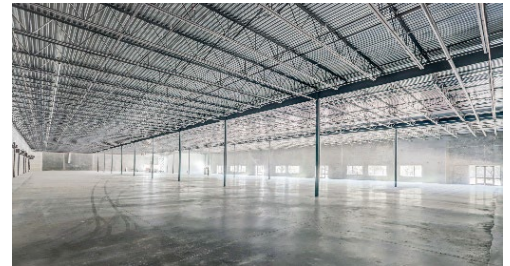


West Industrial Place - Location

Located in the 1,000-acre deed-restricted Sugar Land Business Park, West Industrial Place offers a premier location as well as great access to US 90A, US 59, State Highway 6, and Beltway 8.



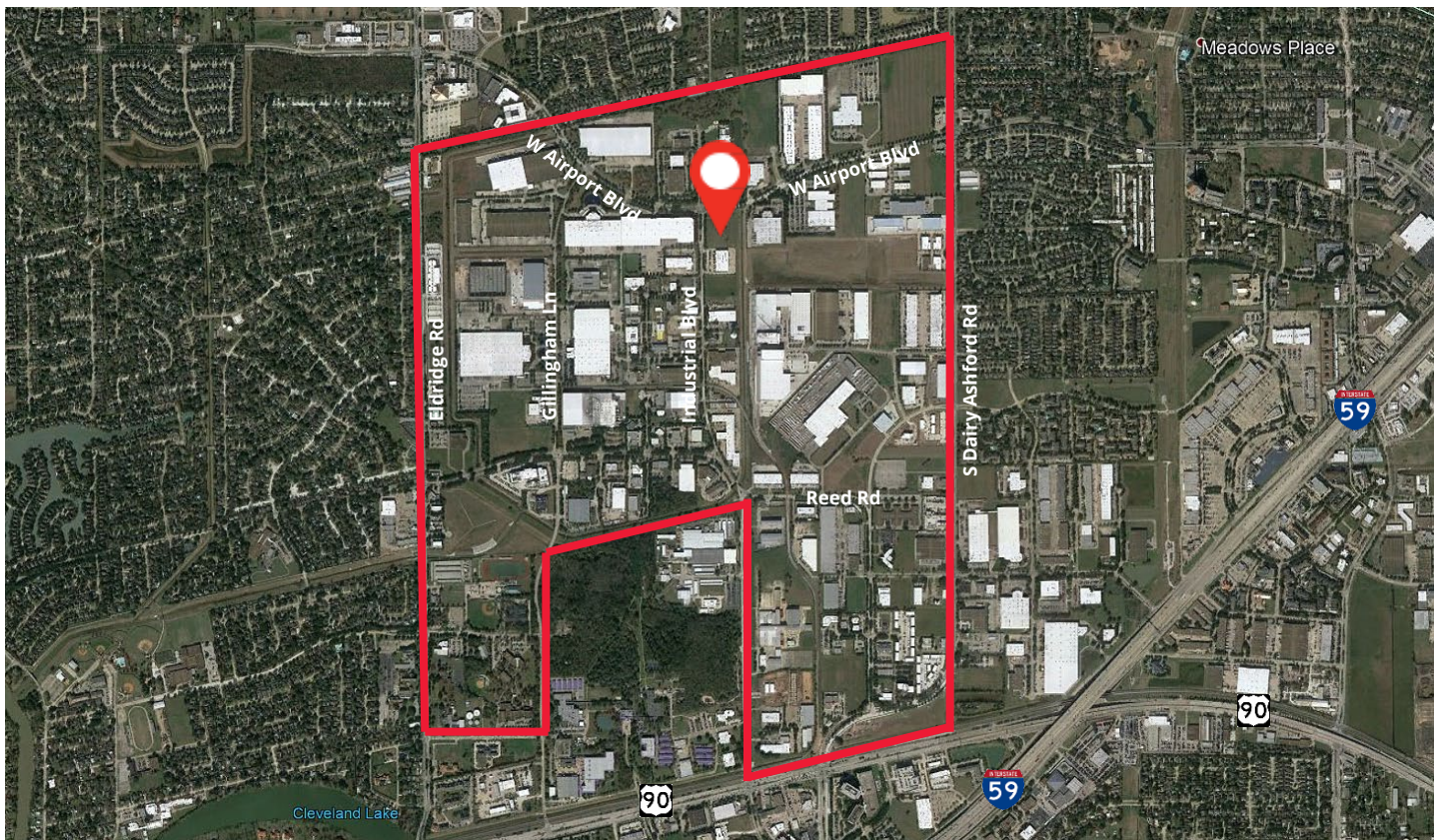
Sugar Land Business Park Location



Warehouse Interior

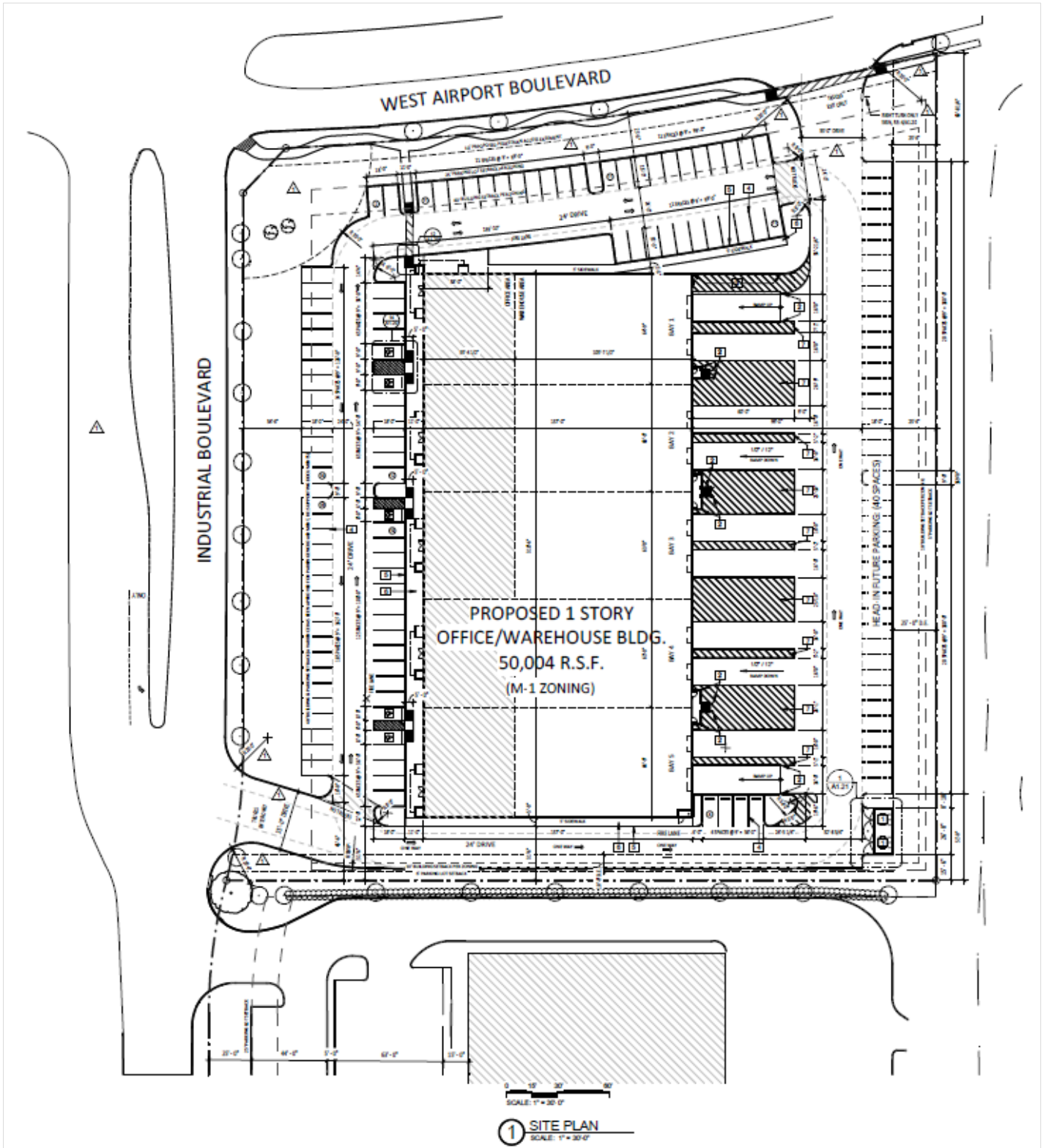


Rear Loading Area

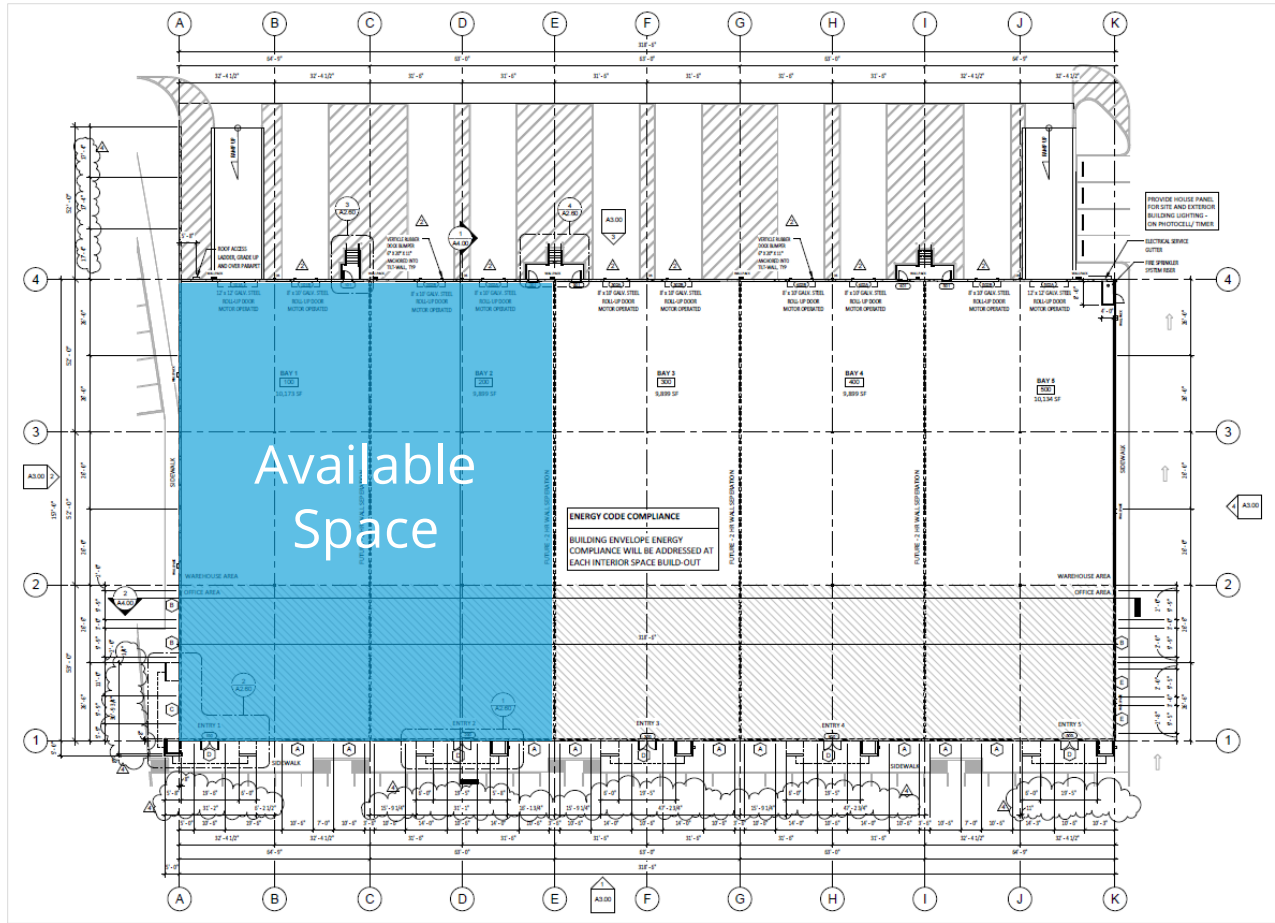


Sugar Land Business Park

West Industrial Place – Site Plan



West Industrial Place – Space Availability



20,000 SF available that can be divided into two 10,000 SF spaces



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"



3 REAR ELEVATION
SCALE: 1/16" = 1'-0"
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

West Industrial Place – Sugar Land, TX



Aerial view of rear loading area



Building offers both dock-high & grade-level loading

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