

FOR LEASE



1407 GILLINGHAM LANE

SUGAR LAND BUSINESS PARK
SUGAR LAND, TEXAS 77478

166,970 SF CROSS DOCK AVAILABLE | NEW CONSTRUCTION
LOCATED IN A CLASS A INDUSTRIAL PARK IN SOUTHWEST HOUSTON



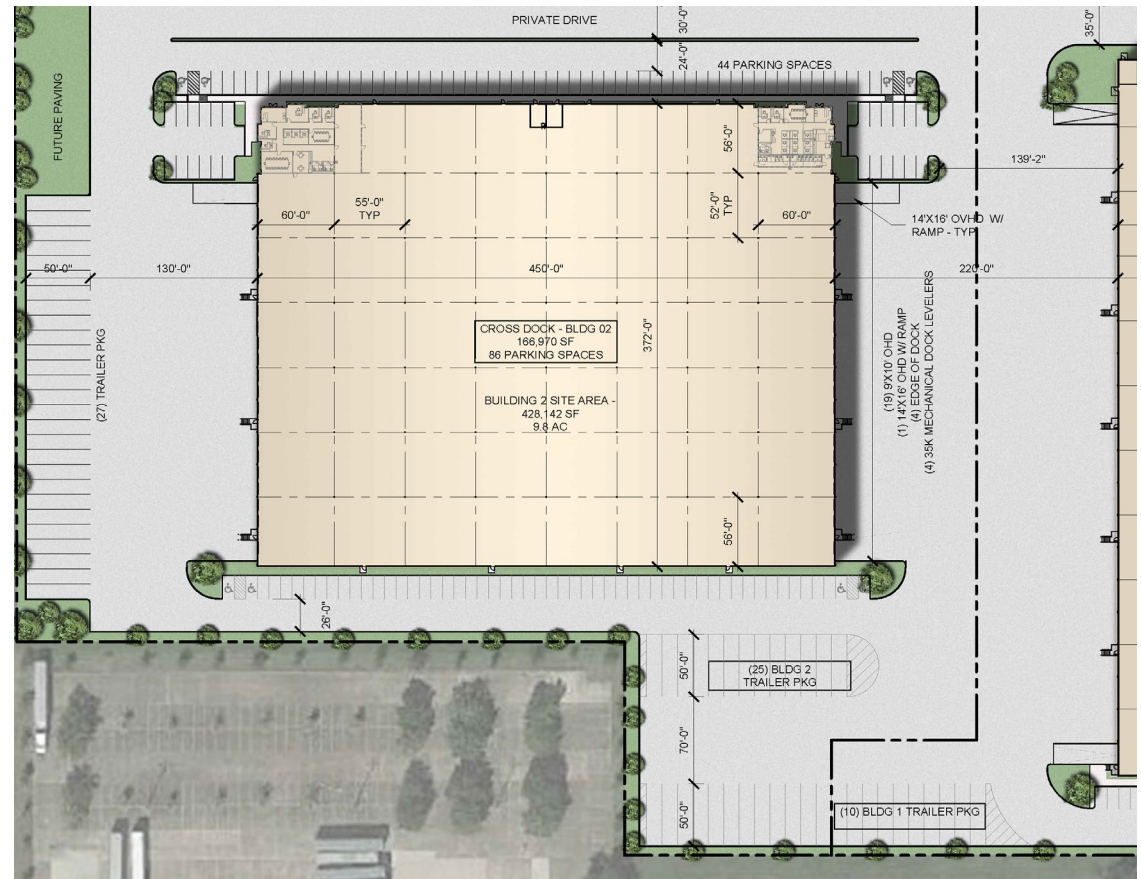
OVERVIEW

SUGAR LAND BUSINESS PARK | 1407 GILLINGHAM LN

PROPERTY OVERVIEW

Location	1407 Gillingham Lane
Rentable Area	166,970 SF (Divisible by 83,485 SF)
NW Office	+/- 4,321 SF
NE Office	+/- 2,777 SF
Total Office	+/- 7,098 SF
Clear Height	32'
Building Dimensions	450' x 372'
Column Spacing	52' x 55'
Sprinkler System	Fire Protection - ESFR
Doors	(38) 9' x 10' dock doors
Power	2500 Amps
Lights	(111) high bay LED light fixtures on 10' whips
Levelers	(13) 6'x8' 30k lb mechanical levelers w/seals; duplex outlets and 13 swing-arm lights at each leveler position
Fans	(4) HLVS fans
Air	1.5 changes derived from 4 upblast EFs & 6 intake louvers
Roof	60 mil TPO
Truck Court	180' & 220' (Shared)
Trailer Parks	27 Off-Dock Trailer Parks
Auto Parks	86 Auto Parks

SITE PLAN



A PROPERTY OF:



FOR MORE INFORMATION, PLEASE CONTACT:

BEAU KALEEL
+1 713 963 2844
beau.kaleel@cushwake.com

BROOKE SWERDLOW
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OVERALL FLOOR PLAN

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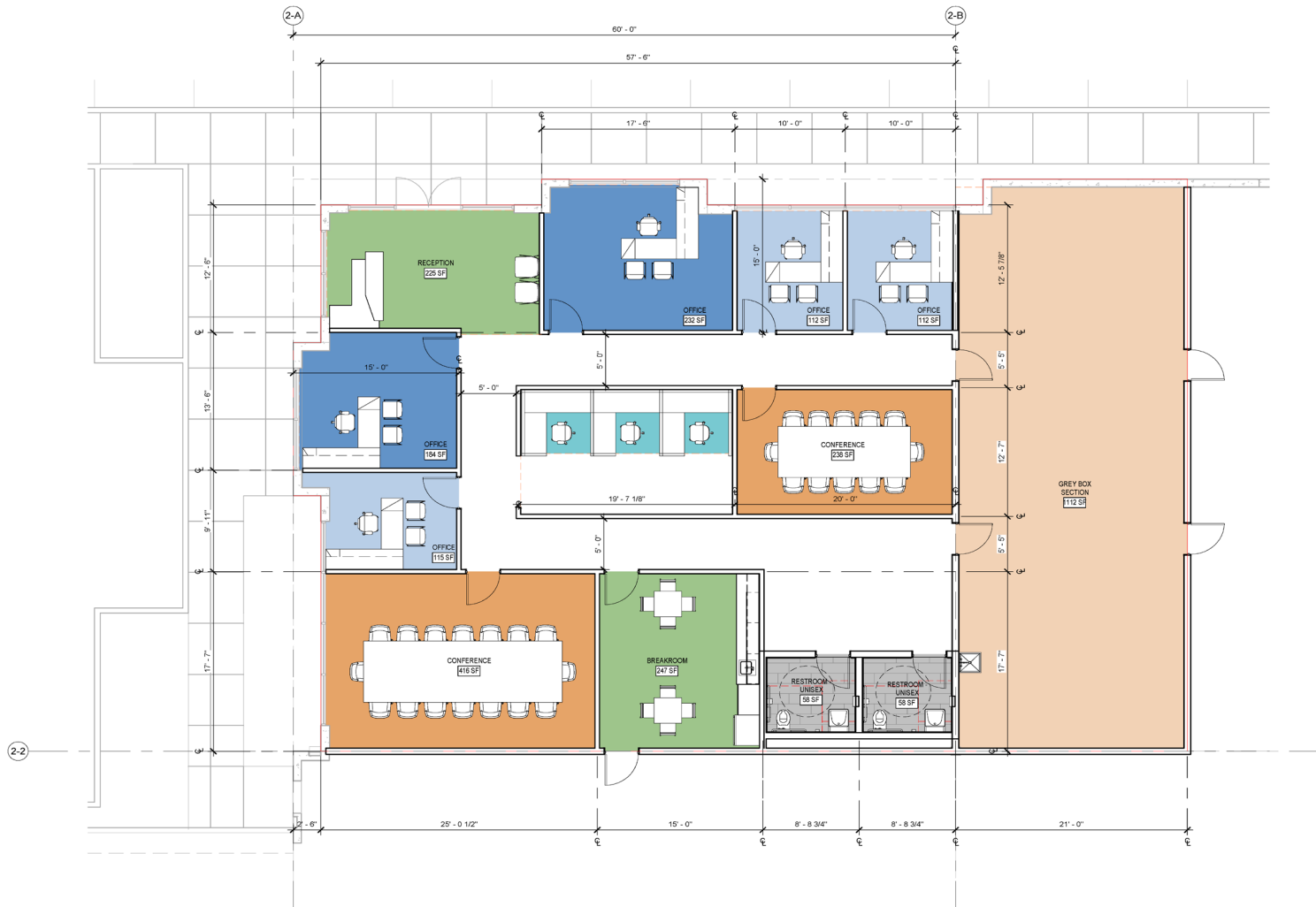
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OFFICE PLAN 1

SUGAR LAND BUSINESS PARK | 1407 GILLINGHAM LN



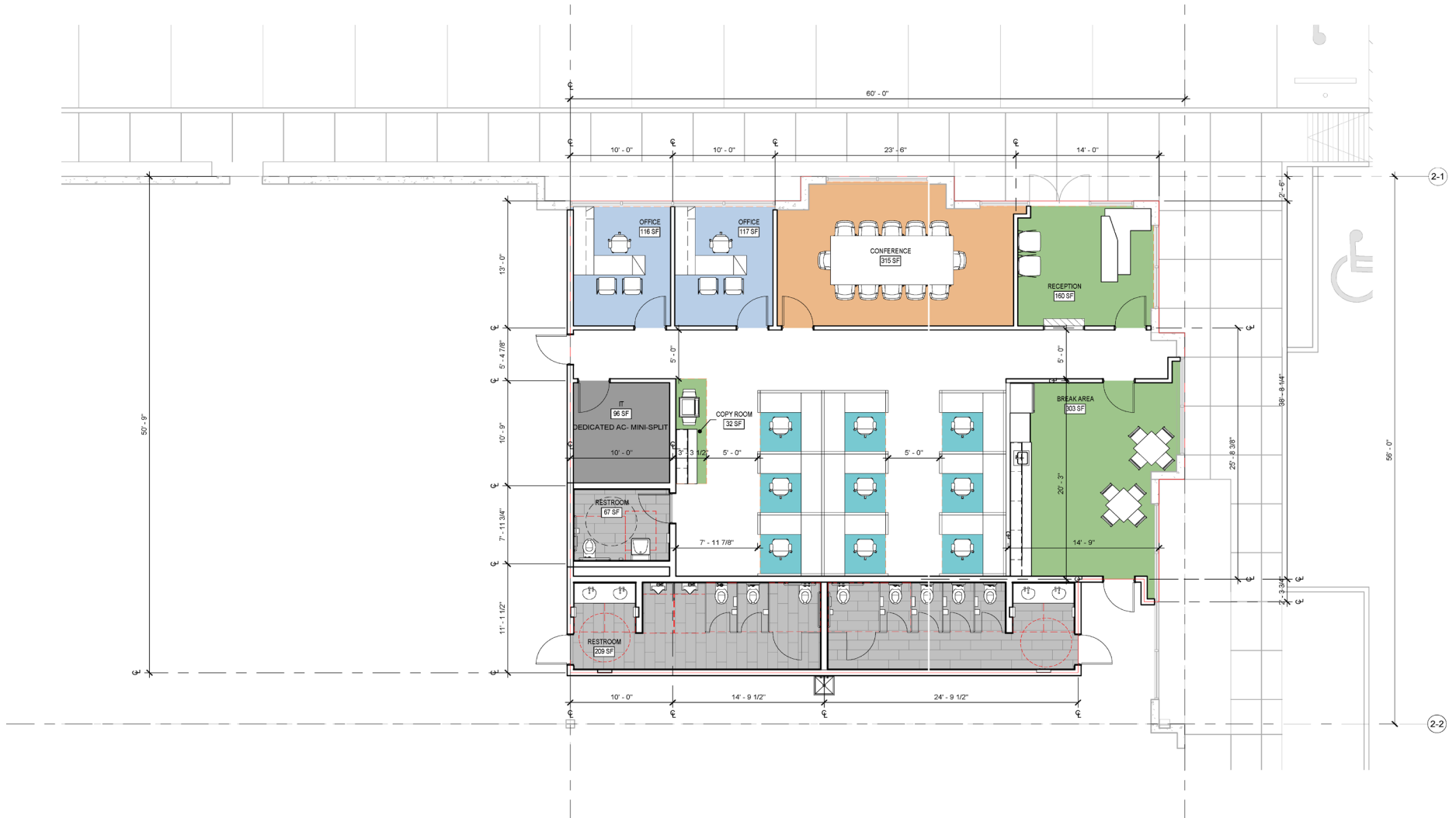
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OFFICE PLAN 2

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SITE AERIAL

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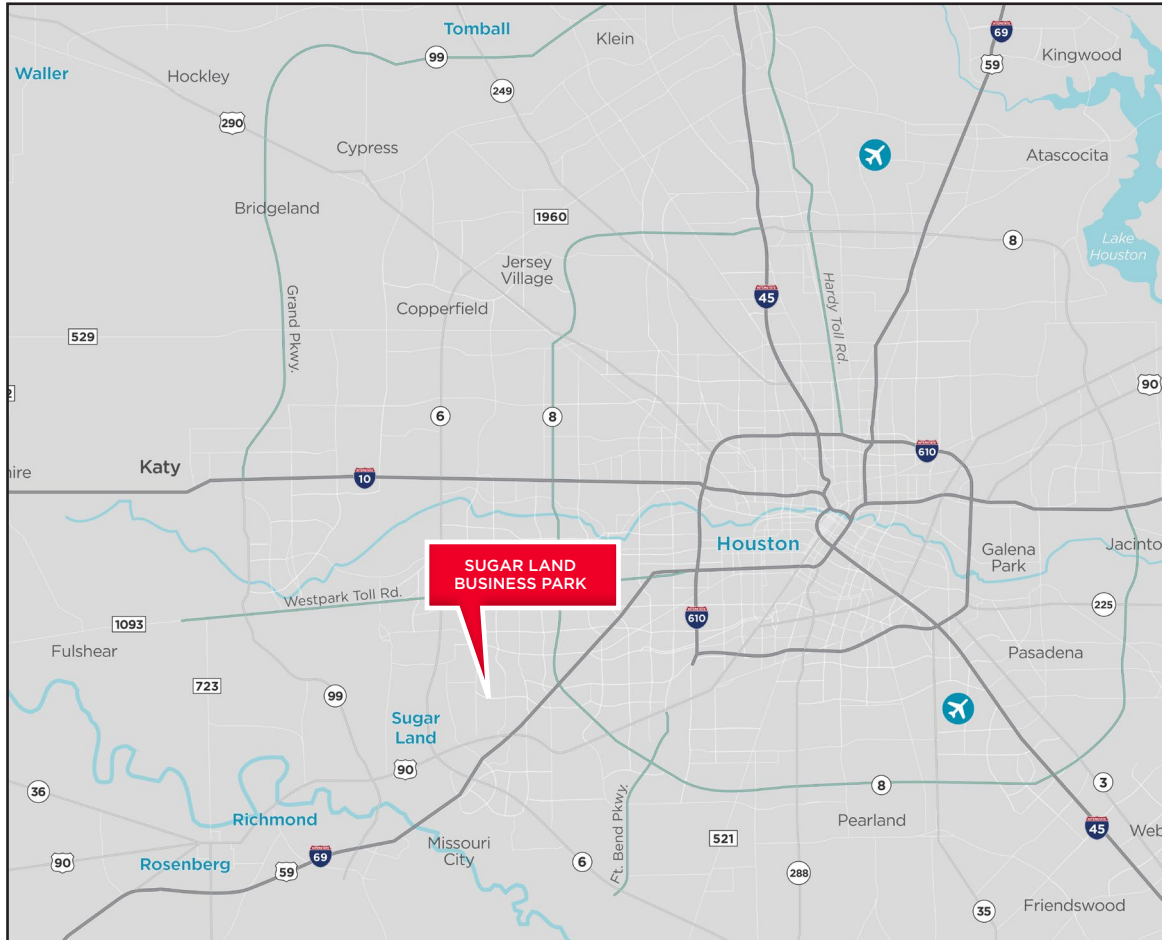
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LOCATION MAP

SUGAR LAND BUSINESS PARK | 1407 GILLINGHAM LN



Sugar Land Business Park is a 1,000 acre deed-restricted, architecturally controlled development conveniently located in the southwest quadrant of Greater Houston. Located along U.S. 90 with excellent access to U.S. Highway 59, the location of this park provides easy access from both surrounding residential and commercial areas. Sugar Land Business Park is one of five major business parks located within Fort Bend County and is generally regarded as the most desirable due to its location, amenity base, and infrastructure.

PROXIMITY TO SELECT LOCATIONS IN REGION

DESTINATION	DISTANCE	DRIVE TIME
SH 99	1 MILE	3 MINS
I-69	2 MILES	5 MINS
DOWNTOWN HOUSTON	19 MILES	28 MINS
PEARLAND	25 MILES	30 MINS
KATY	25 MILES	30 MINS
THE WOODLANDS	49 MILES	50 MINS
COLLEGE STATION	98 MILES	98 MINS
AUSTIN	160 MILES	155 MINS

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WAKEFIELD**