



FOR SUBLEASE

255 FALLBROOK DR.

PINTO BUSINESS PARK

HOUSTON, TEXAS 77038

137,950 SF FRONT LOAD | NEW CONSTRUCTION | AVAILABLE NOW
LOCATED IN A CLASS A CORPORATE ENVIRONMENT NORTH HOUSTON



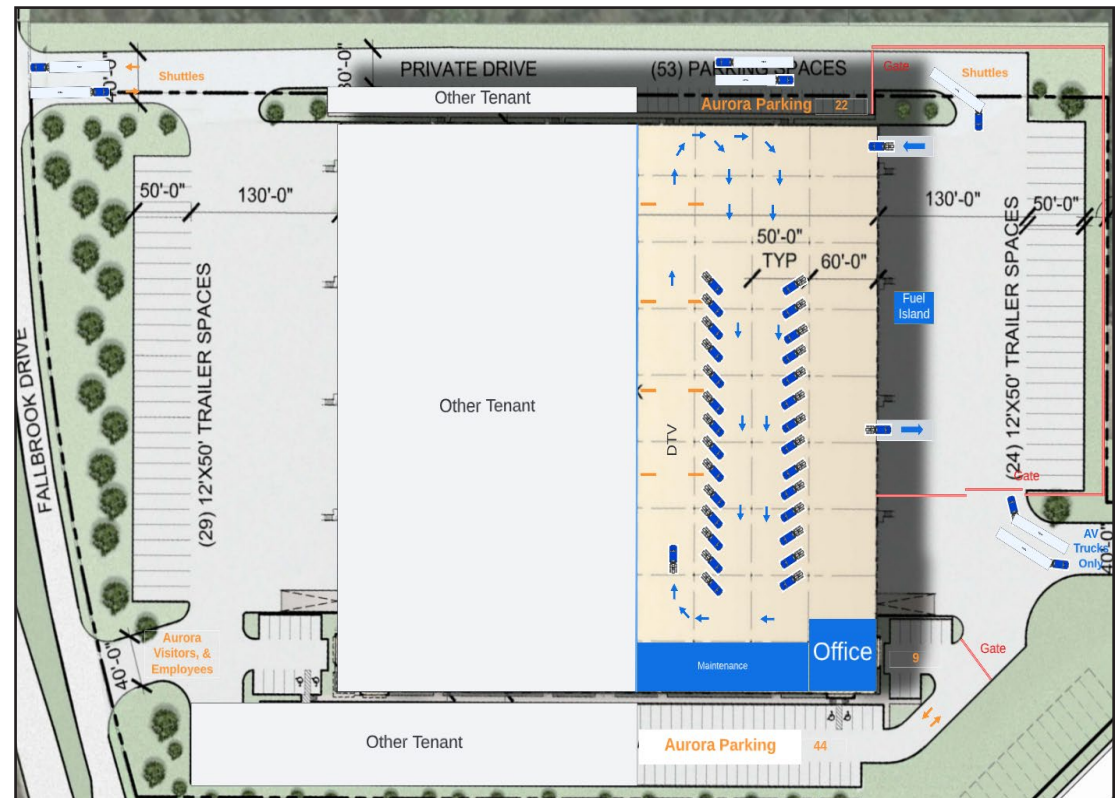
OVERVIEW

PINTO BUSINESS PARK | 255 FALLBROOK DR.

PROPERTY OVERVIEW

Location	255 Fallbrook Drive
Rentable Area	137,950 SF
Office	2,000 SF
Clear Height	32'
Doors	(23) 9' x 10' doors
Ramps	(1) 14' x 16' drive in door with ramp
Sprinkler System	Fire Protection - ESFR
Lighting	25 FC LED warehouse lighting on 10' whips
Truck Court	180'
Speed Bay Depth	60'
Column Spacing	50' x 52'
Building Dimensions	445' x 470'
Trailer Parks	15 Off-Dock Trailer Parks
Auto Parks	198 Auto Parks
Roof	60 mil TPO
Comments	Class A corporate environment Multiple points of ingress/egress

SITE PLAN



A PROPERTY OF:



FOR MORE INFORMATION, PLEASE CONTACT:

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AERIAL

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SITE AERIAL

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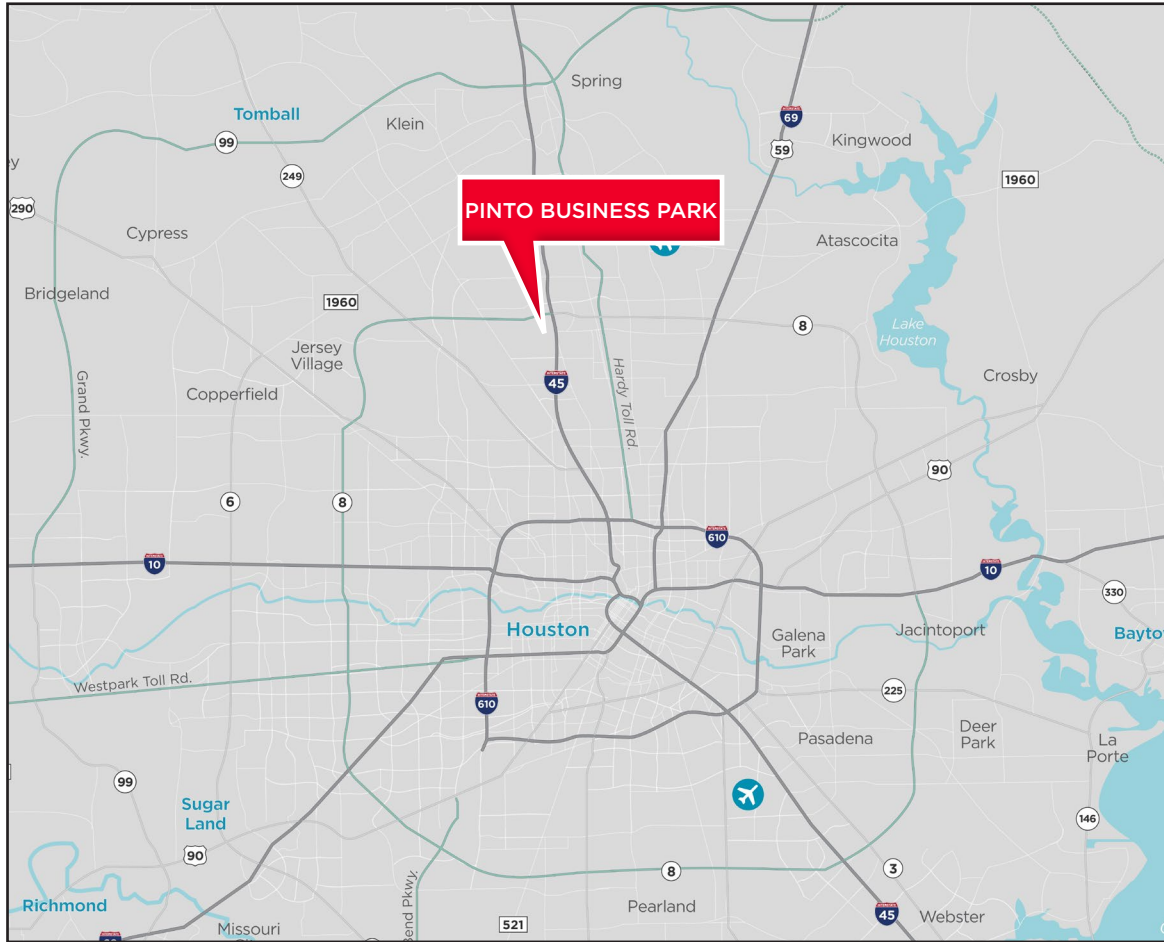
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LOCATION MAP

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Pinto Business Park is a dynamic community 13 miles north of downtown Houston and minutes from Bush Intercontinental Airport. This prime location makes it ideal for companies conducting business locally and around the globe.

- Deed restricted, master planned business park
- 971 total acres / 665 net acres
- Off-site master-planned detention is in place
- Outside 500-year flood plain
- On site compressed natural gas fueling station within the park
- 11 park ingress/egress points
- Excellent visibility and access from Beltway 8 & I-45
- Exceptional, secure class A corporate park location

PROXIMITY TO SELECT LOCATIONS IN REGION

I-45	0.6 MILES
BELTWAY 8	0.9 MILES
USPS	2.4 MILES
FEDEX GROUND	2.5 MILES
I69/US 59	7 MILES
UPS	8 MILES
IAH AIRPORT	9 MILES
DOWNTOWN HOUSTON	13 MILES
HOBBY AIRPORT	24 MILES
BARBOURS CUT TERMINAL	40 MILES
BAYPORT TERMINAL	43 MILES

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 **CUSHMAN &
WAKEFIELD**