



## Grand National BUSINESS PARK



Hines

## PROPERTY HIGHLIGHTS

- Located in Class A Business Park with Beltway frontage at Gessner Rd.
- 106-acre master-planned and deed restricted park
- 2 Front Load Buildings Available: 71,100 SF and 138,600 SF – can be subdivided
- 32' clear
- ESFR sprinklers
- 235' shared truck courts
- Dock high, front-load configuration with ramped endcaps
- Easy access to Beltway 8, TX-249, US-290, and I-45
- Available for build-to-suit and design build with the ability to accommodate multiple product types

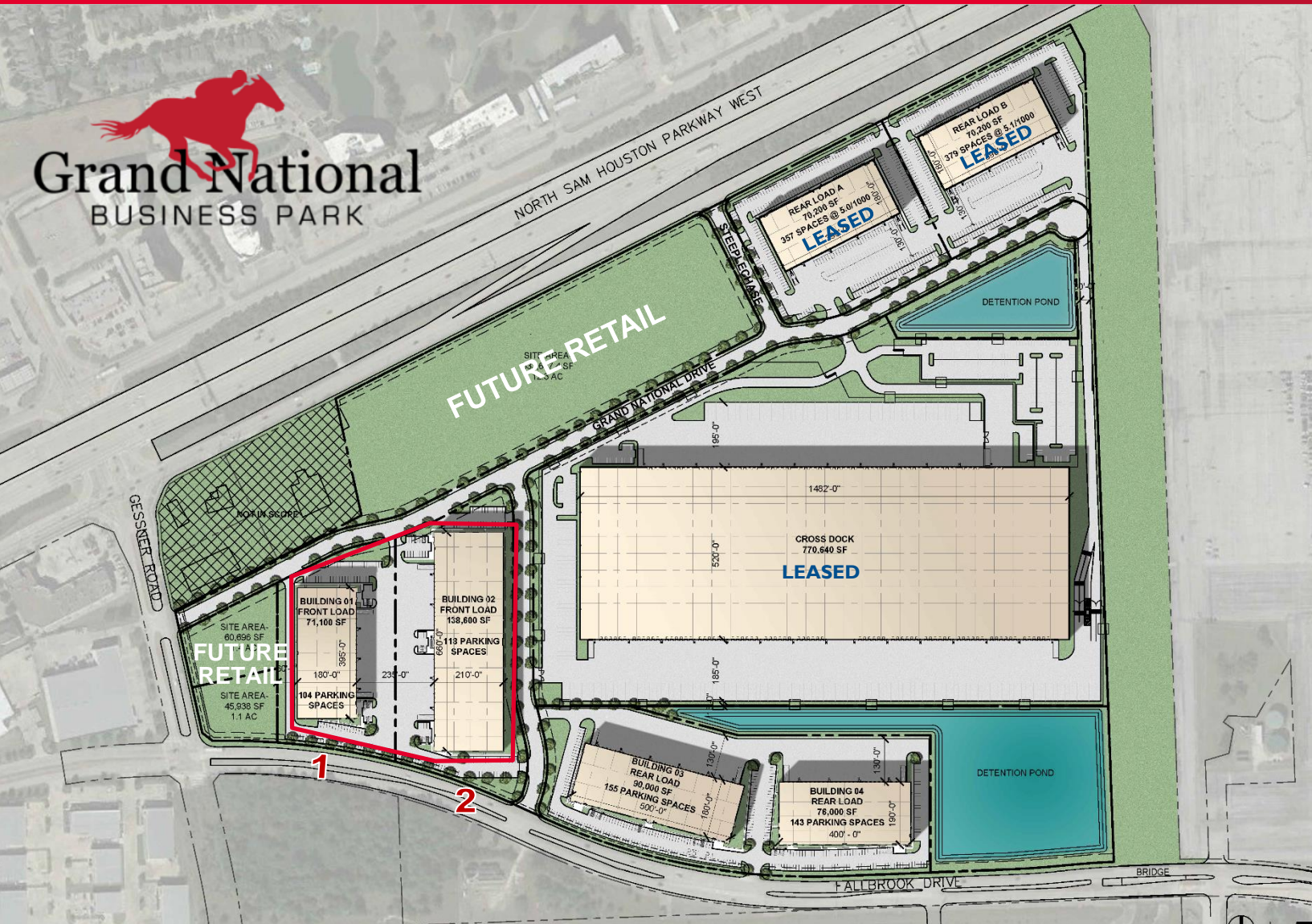
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### **BUILDING 1- 8630 Fallbrook Dr.**

- Space ranging from 35,550 - 71,100 SF
- 104 parking spaces
- Shared truck court: 235'
- Building depth: 180'
- 32' clear
- ESFR Sprinklers

### **BUILDING 2- 8602 Fallbrook Dr.**

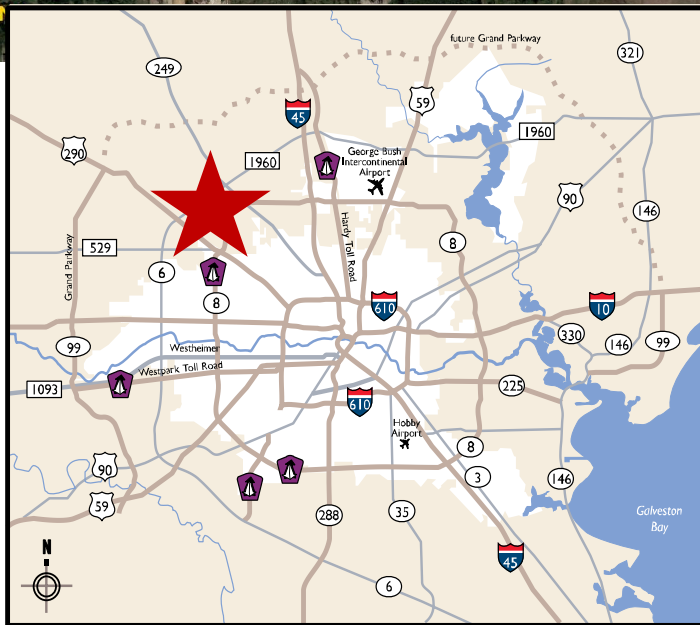
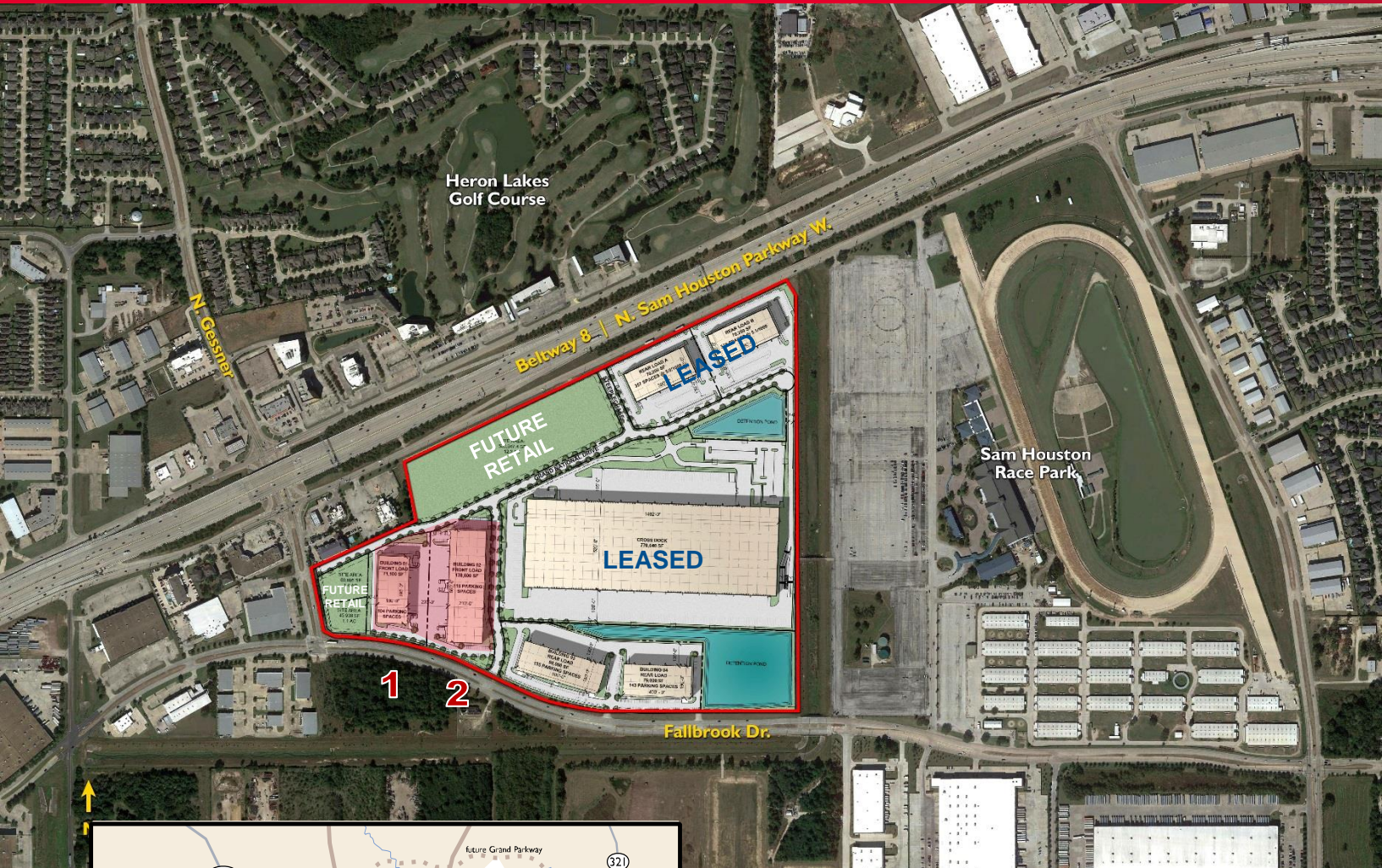
- Space ranging from 46,200 - 138,600 SF
- 118 parking spaces
- Shared truck court: 235'
- Building depth: 210'
- 32' clear
- ESFR Sprinklers

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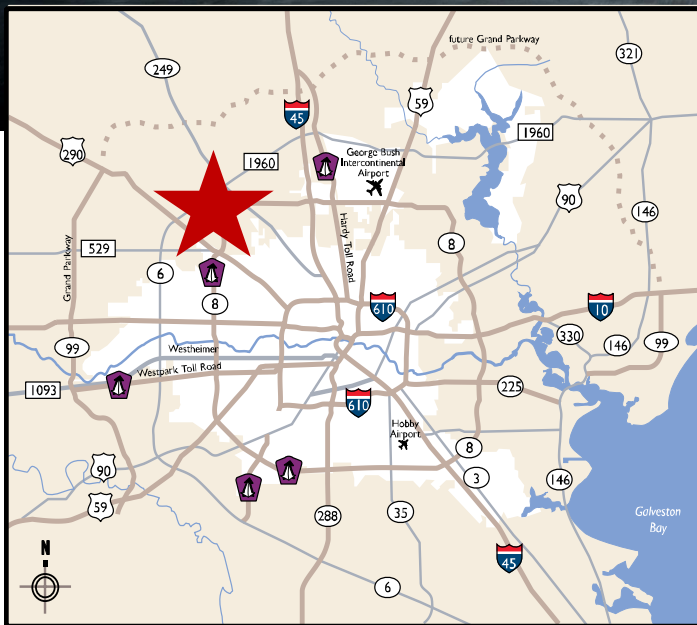
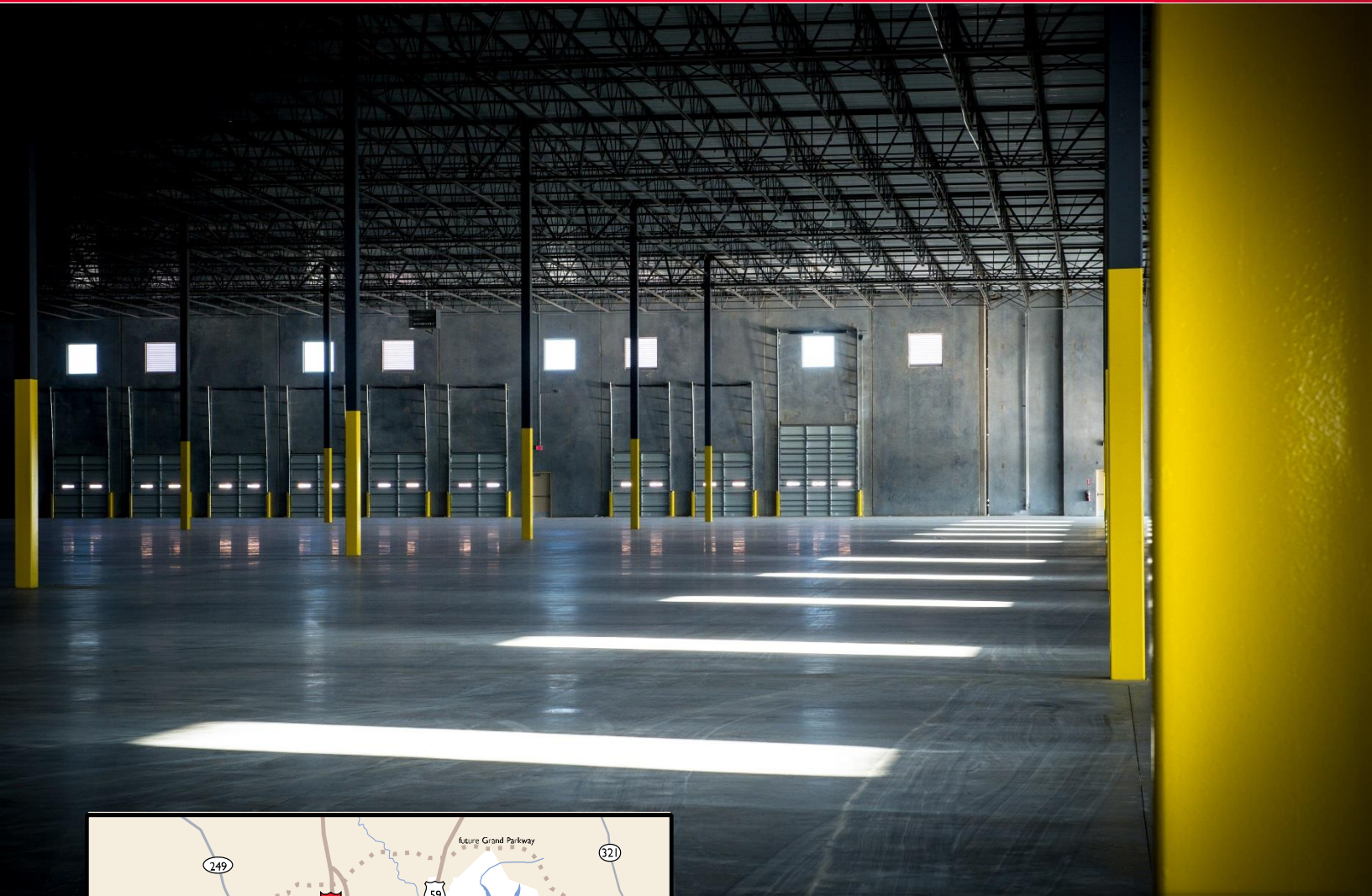


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**PROXIMITY TO SELECT LOCATIONS IN REGION**

| DESTINATION                                | DISTANCE | DRIVE TIME |
|--|----------|------------|
| George Bush Intercontinental Airport (IAH) | 16 miles | 17 minutes |
| Hardy Toll Rd.                             | 9 miles  | 11 minutes |
| I-45                                       | 8 miles  | 8 minutes  |
| TX-249                                     | 2 miles  | 2 minutes  |
| U.S. 290                                   | 6 miles  | 8 minutes  |
| The Woodlands                              | 24 miles | 29 minutes |

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