

FOR SALE OR LEASE > INDUSTRIAL SPACE



Gillingham Distribution Center

1601 GILLINGHAM LANE, SUGAR LAND, TX 77478



Gillingham Distribution Center is a 370,000-SF freestanding office warehouse building that can house up to three tenants, in spaces starting at approximately 86,000 SF. Located in the prestigious Sugar Land Business Park, Gillingham Distribution Center is a Class A facility which provides a premier location as well as strategic access to both city and county incentives for prospective tenants or owners.

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Gillingham Distribution Center > Industrial Space

Located within the Sugar Land Business Park in Fort Bend County, Gillingham Distribution Center will provide the corporate identity your company desires. With the Fort Bend and Sugar Land Economic Development Councils providing incentives for companies to relocate their businesses to Sugar Land, now is the time to take advantage of the opportunity to own or lease this Class A asset.

Building Amenities

- > ±369,439 SF (divisible to 86,000 SF)
- > ±30,466 SF of office space
- > 28' and 38.5' clear heights
- > 69 total overhead doors
- > 44 dock doors with levelers and seals in place
- > 2 oversize drive-in ramps
- > Power: 2,000 amp service
- > Years of Completion: 2005 & 2007
- > Class IV sprinkler
- > Gated and secured truck court
- > 45' x 50' column spacing
- > 315 parking spaces
- > Additional ±5.0 acres available for expansion, parking, or yard storage
- > Lease Rate: \$0.48/SF NNN
- > Sale Price: \$19,500,000

Potential Expansion Capabilities

Approximately 5 acres at the rear of the property allow for expansion of the building (up to at least 100,000 SF) and additional parking, as well as limited screened yard storage.

What is the Freeport Tax Exemption?

It is an exemption of ad valorem taxes on Freeport inventory (raw materials, goods-in-process, and finished products) acquired by a business and held for no more than 175 days before being shipped out-of-state. This exemption is offered by the Fort Bend Independent School District and the Municipal Utility District (MUD).

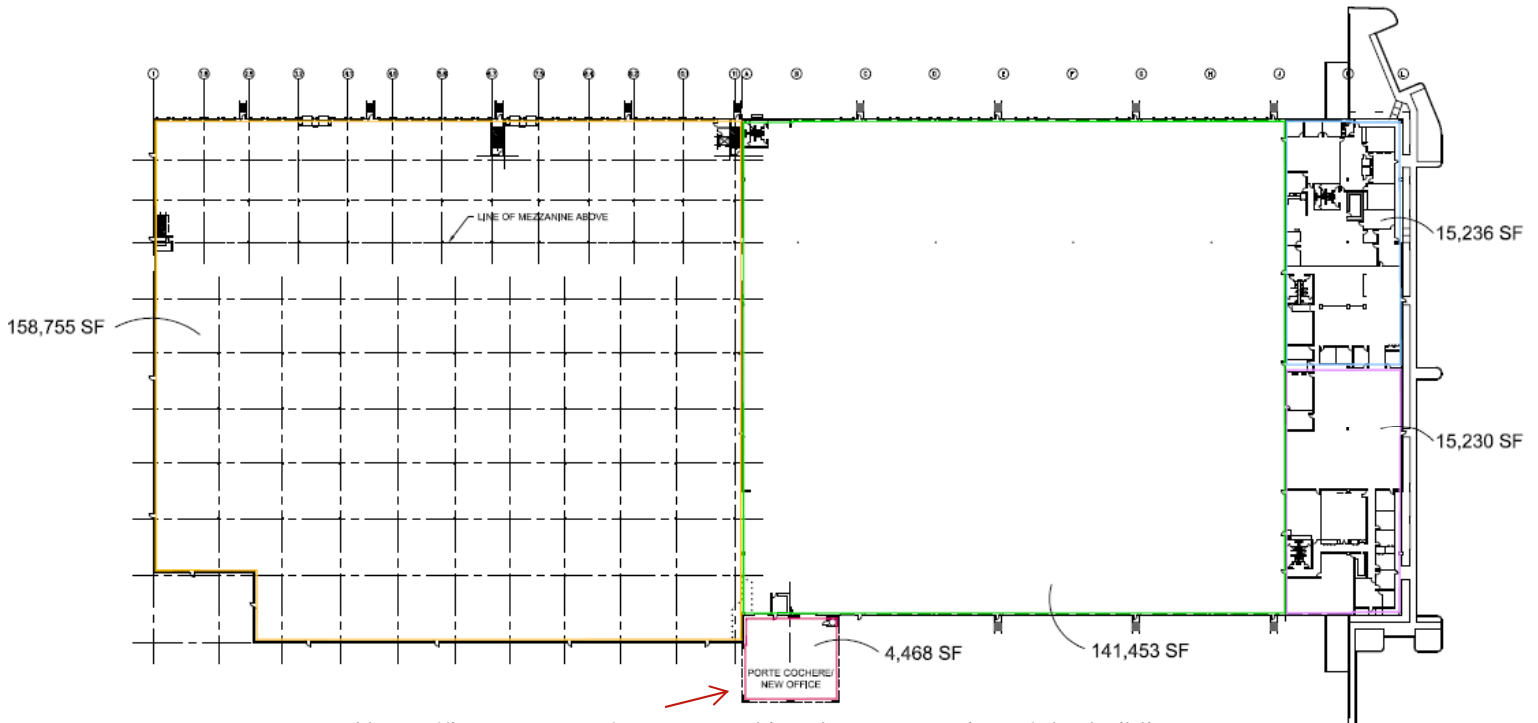
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New office entrance for tenant taking the rear section of the building.

Gillingham Distribution Center > Site Plan

Gillingham Distribution Center contains a ±330,674 -SF building foot print on 21.11 acres. There is an existing structural mezzanine in the warehouse which provides an additional 38,765 SF for a total of 369,439 SF. This structural mezzanine is serviced by both freight and personnel elevators and can also provide office space if needed. The existing porte cochere can be enclosed and converted to provide 4,468 SF of office and a visible entrance for a tenant taking the rear section of the building.

Gillingham Distribution Center was built in two phases with Phase I completed in 2005, and Phase II completed in 2007. Phase I has a 171,919-SF cross-dock configuration, while Phase II has a 158,755-SF rear-load configuration.



Proposed new entry /office.

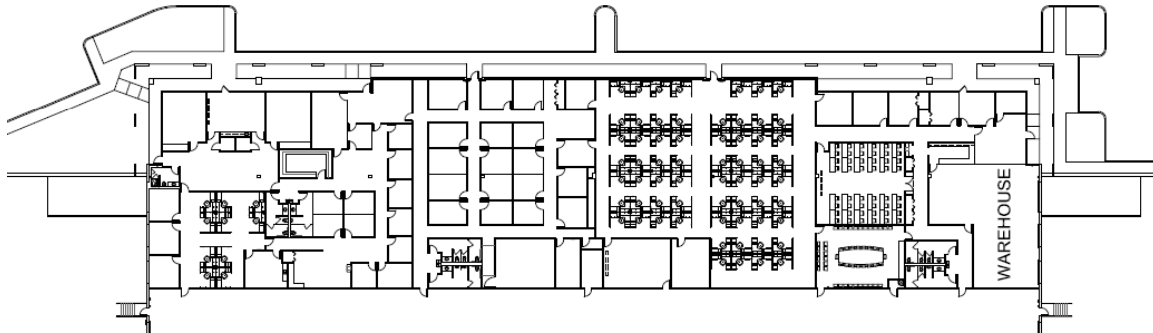
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POTENTIAL OFFICE MODIFICATIONS AND FURNITURE LAYOUT



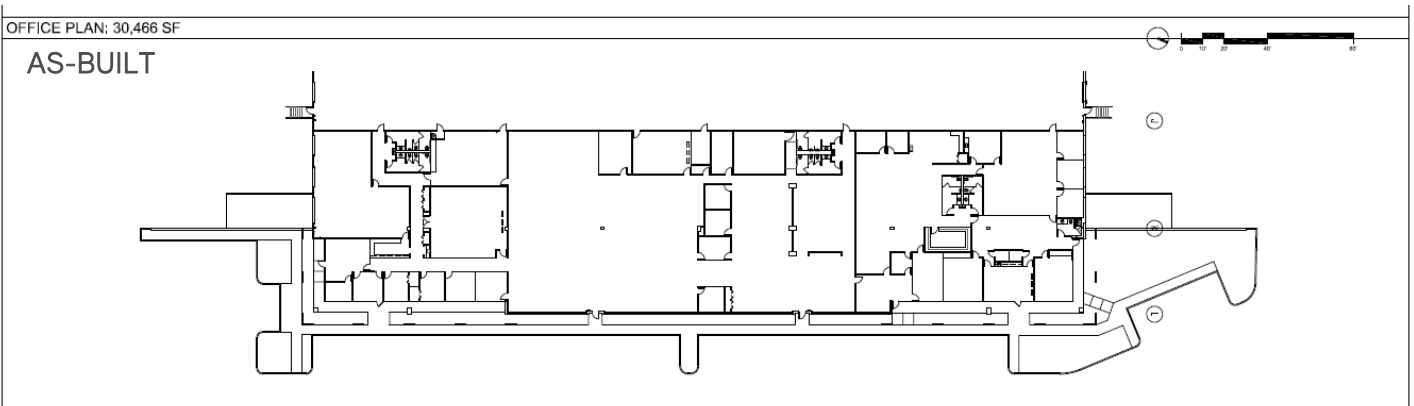
Gillingham Distribution Center > Floor Plan

Gillingham Distribution Center contains ±30,466 SF of move-in ready office area. The existing office is divisible to 15,230 SF to allow multiple tenants to occupy the building. Special amenities include an executive wing with a private entrance as well as a raised floor server room. Much of the office area is an open floor concept and any alterations could be made with ease. Sample furniture layouts for the office space are shown above, as well as the rendering to the right showing added windows in the office area.

The existing porte cochere area can also be enclosed to provide 4,468 SF of office space for a tenant taking the 158,755 SF of warehouse in the newer, higher clear-height section of the building. In addition, there are existing climate controlled areas on the mezzanine level that can be converted to office use. The building has over 300 parking spaces to serve the significant office component.



Proposed addition of glass for more outside light to office area.



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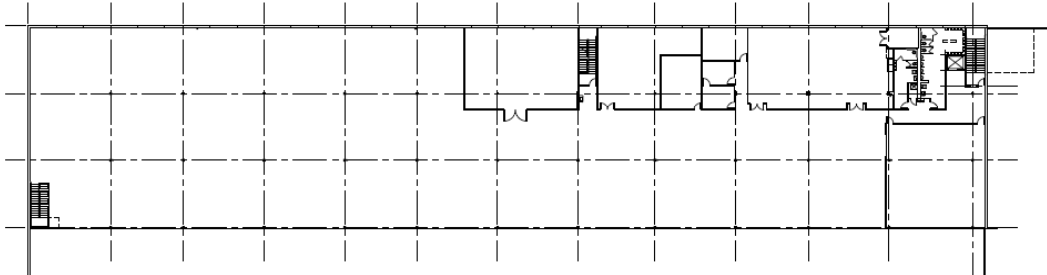
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MEZZANINE PLAN: 38,765 SF



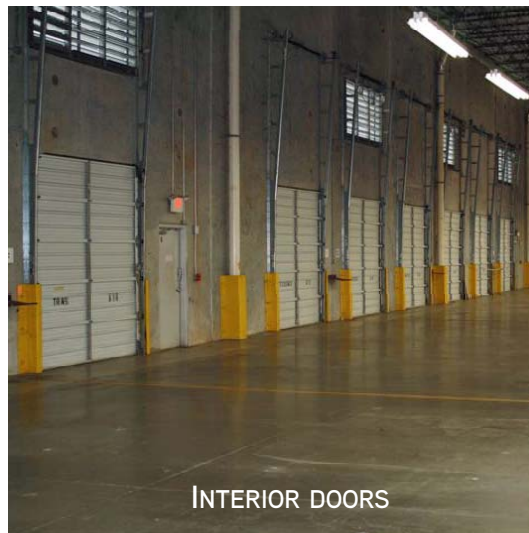
MEZZANINE



MEZZANINE FROM GROUND



INTERIOR OFFICE



INTERIOR DOORS

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Please contact us to see this property

Don't miss this opportunity to lease or own a Class A asset in Sugar Land, Texas. Fort Bend County continues to be one of the fastest growing counties in America. Freeport Tax Exemption is available on all qualified inventory. Contact the Sugar Land and Fort Bend Economic Development Councils to inquire about incentives available when you move your business to the Gillingham Distribution Center.

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date