

FALLBROOK 1

600 Fallbrook Drive
Houston, Texas 77038

MOVE IN
READY!!!

BUILDING FEATURES

- ±501,349 SF cross dock
- ±154,084 SF available, divisible to ±77,042 SF
- +/-3,431 SF spec office available
- Fenced site with controlled access
- 32' clear height
- ESFR sprinklers
- 55' x 52' column spacing (60' speed bay)
- 180' truck court
- 34 dock high doors
- 20 trailer stall available
- 1 drive-in ramp with 12' x 14' overhead doors
- Excellent access to I-45 and Beltway 8
- Monument signage available
- [**View Property Website HERE**](#)



Pinto
BUSINESS PARK

nuveen
REAL ESTATE

For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

FALLBROOK 1

Pinto Business Park, Houston, TX



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.

PARK FEATURES

- Deed restricted, master planned business park
- 971 total acres / 665 net acres
- Tracts will be developed and/or sold net of detention ponds and roads - allowing for more efficient sites
- 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 and I-45

Drive Times

USPS	1.3 miles
FedEx Ground	5.5 miles
I-69/US 59	7 miles
UPS	8 miles
IAH Airport	8 miles
I-45	11.5 miles
Downtown	13 miles
Ship Channel	22 miles
Hobby	24 miles
Barbours Cut	38 miles
Bayport Terminal	42 miles

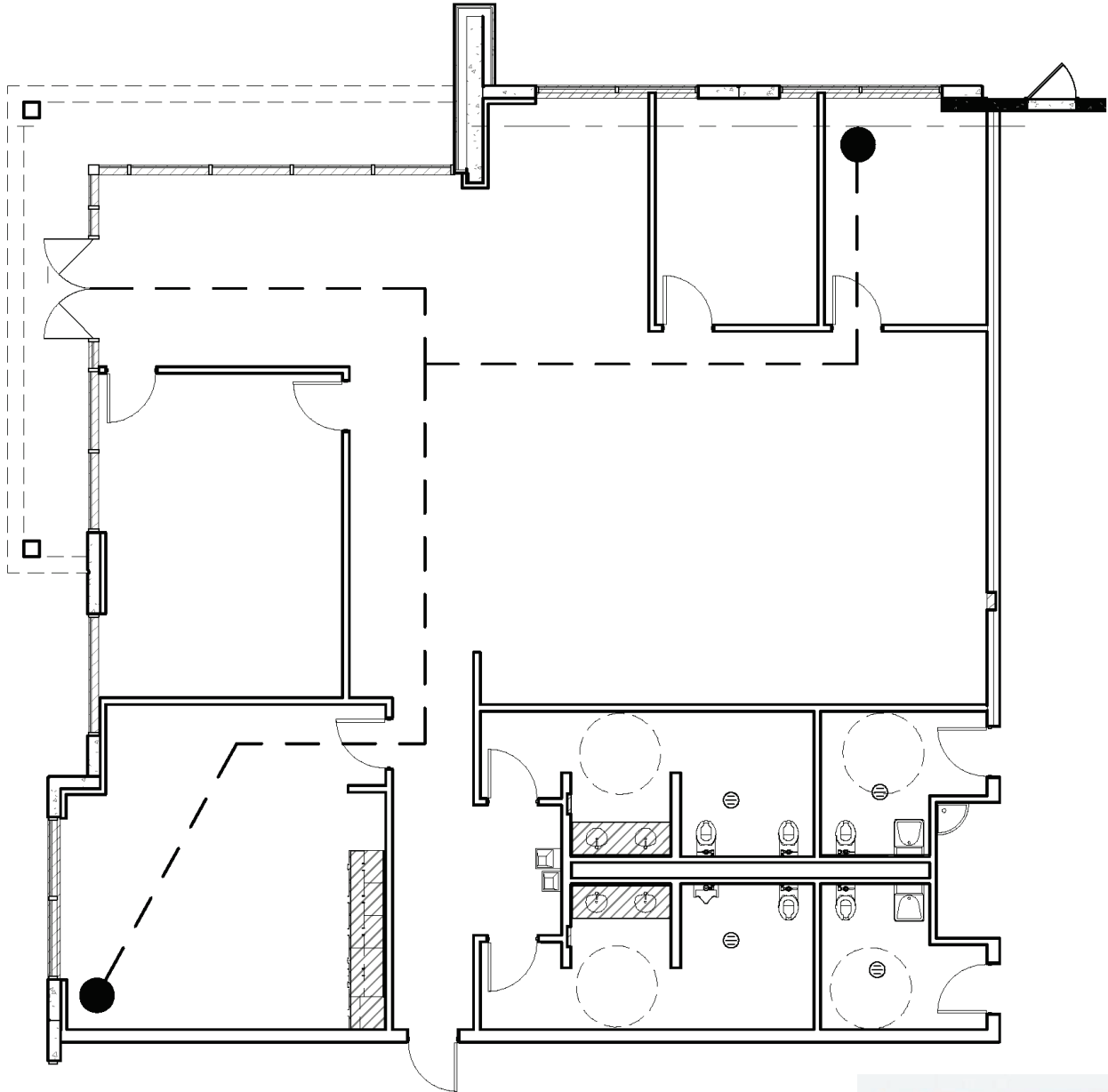
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Pinto Business Park, Houston, TX



Office Layout



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