

FOR LEASE



1407 GILLINGHAM LANE

SUGAR LAND BUSINESS PARK
SUGAR LAND, TEXAS 77478

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

[VIEW VIRTUAL TOUR HERE](#)



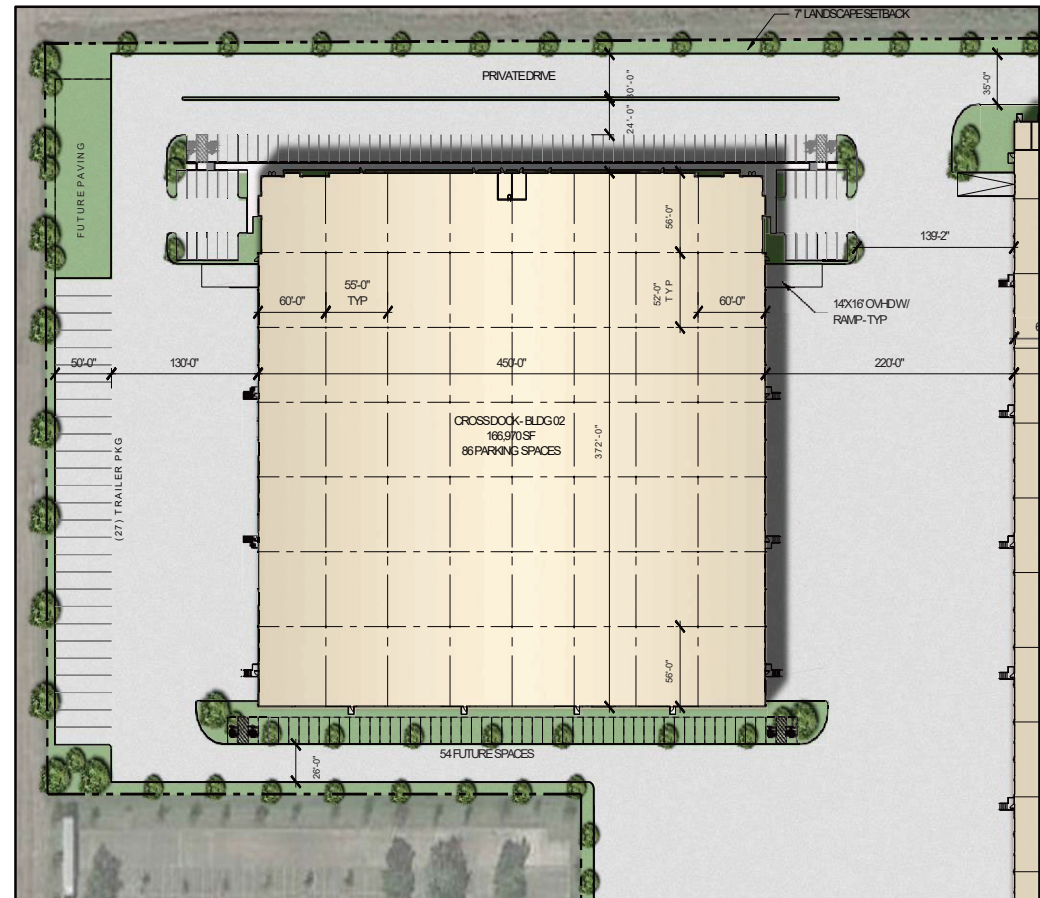
OVERVIEW

SUGAR LAND BUSINESS PARK | 1407 GILLINGHAM LN

PROPERTY OVERVIEW

Location	1407 Gillingham Lane Sugar Land, TX 77478
Rentable Area	166,970 SF (Divisible by 83,485 SF)
Office	Build to suit
Clear Height	32'
Doors	(38) 9' x 10' dock doors (2) 14' x 16' drive in doors
Sprinkler System	Fire Protection - ESFR
Truck Court	180' & 220' (Shared)
Speed Bay Depth	60'
Column Spacing	52' x 55'
Building Dimensions	450' x 372'
Trailer Parks	27 Off-Dock Trailer Parks An additional 25 shared Trailer Parks or additional Auto Parks available
Auto Parks	86 Auto Parks; potential for up to 152 Auto Parks
Roof	60 mil TPO

SITE PLAN



A PROPERTY OF:



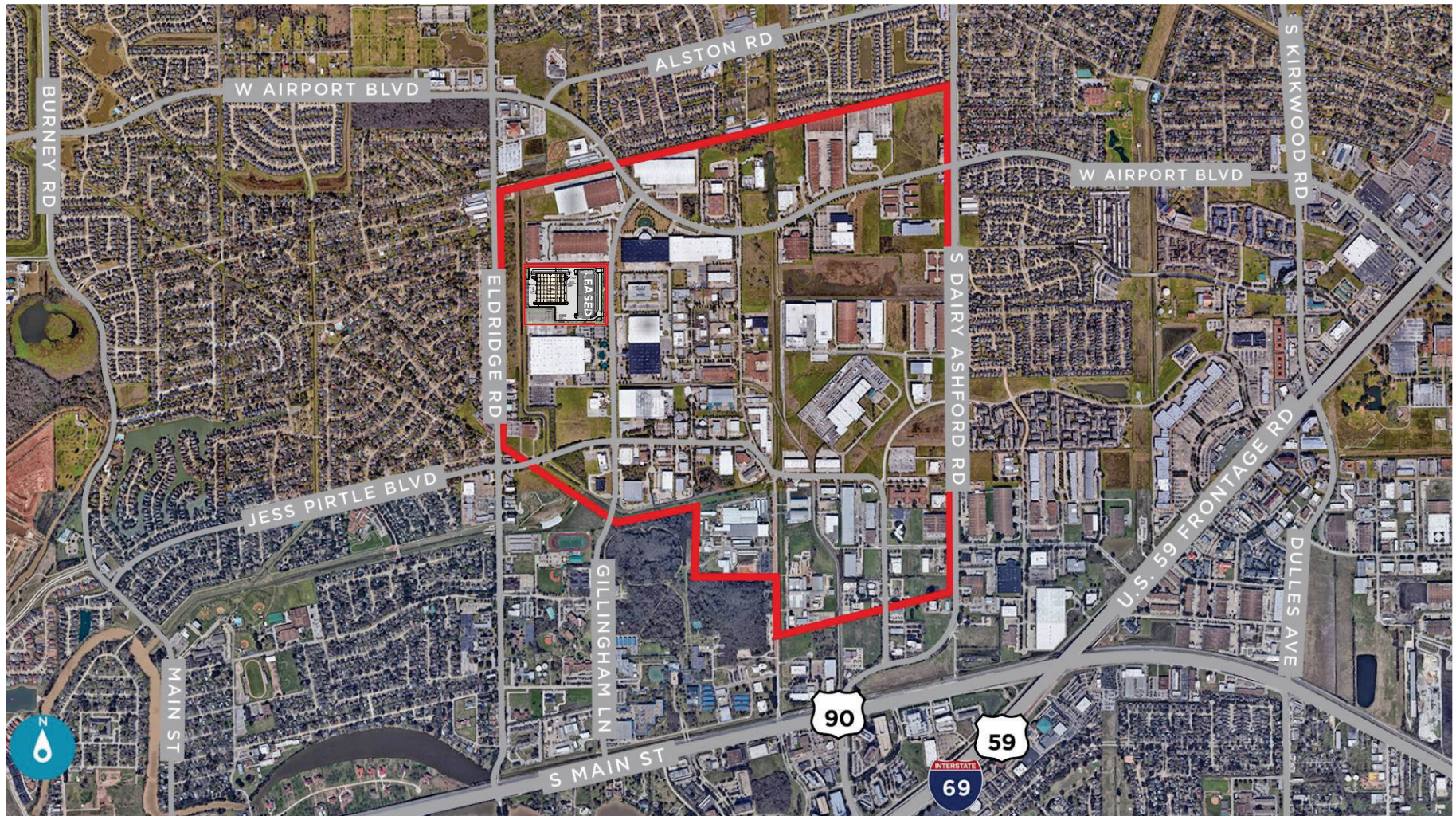
FOR MORE INFORMATION, PLEASE CONTACT:

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AERIAL

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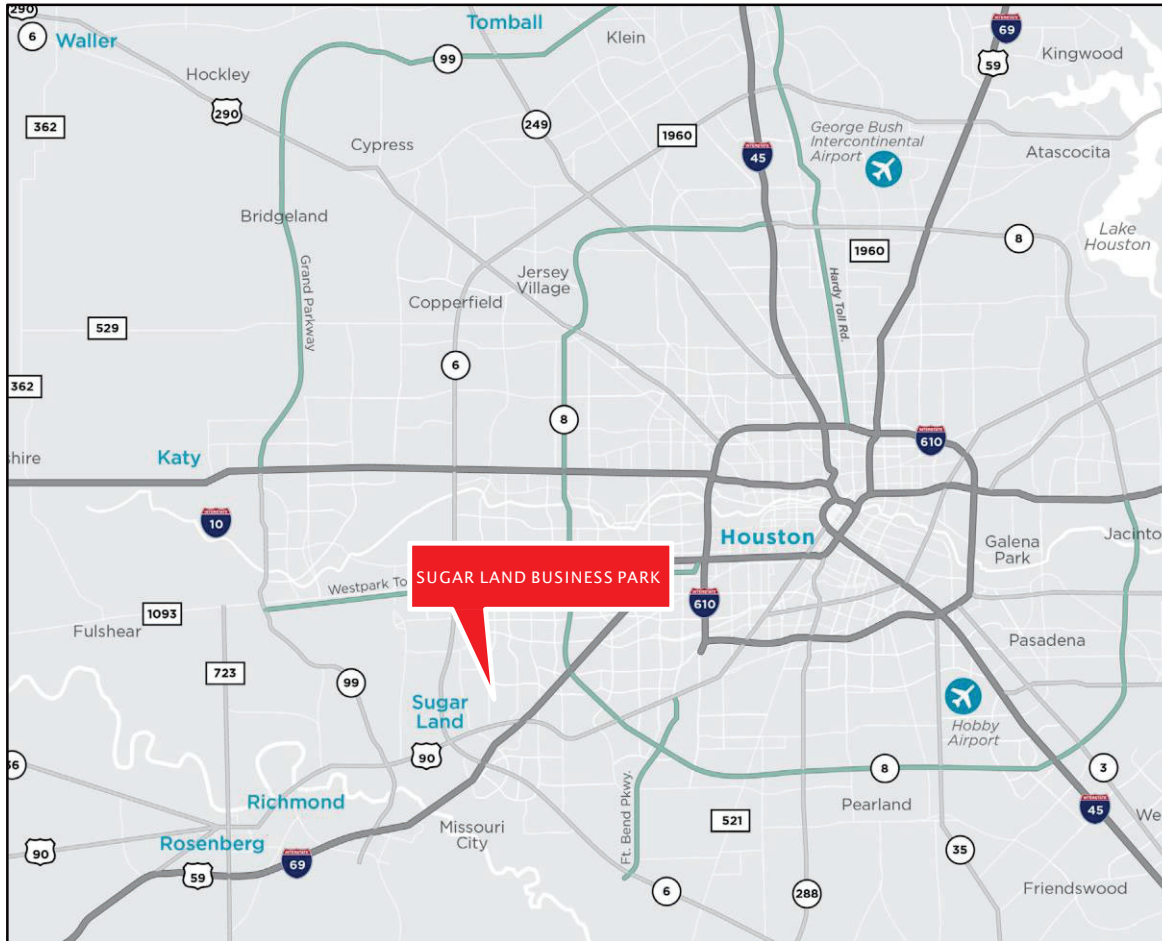
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LOCATION MAP

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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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