

# CLASS A FRONT LOAD DISTRIBUTION SPACE

8630 FALLBROOK DR. & 8602 FALLBROOK DR  
SHELL COMPLETE



## Grand National BUSINESS PARK

# Hines

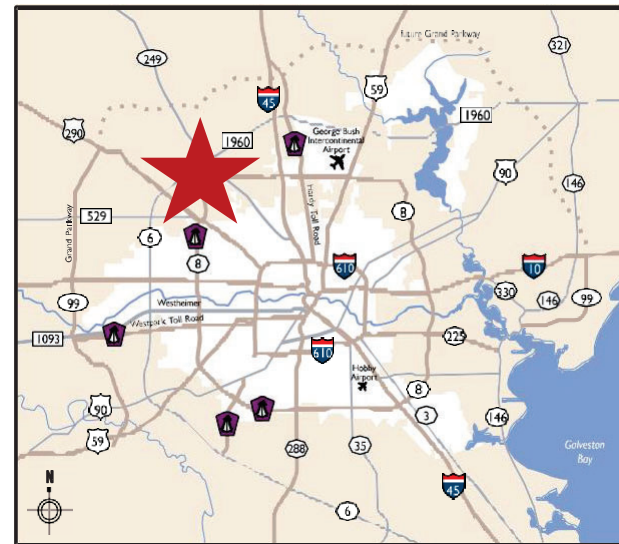


[VIEW VIRTUAL TOUR HERE](#)

[VIEW PROPERTY WEBSITE HERE](#)

## 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:
  - Bldg. 1: 35,531 SF
  - Bldg. 2: 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

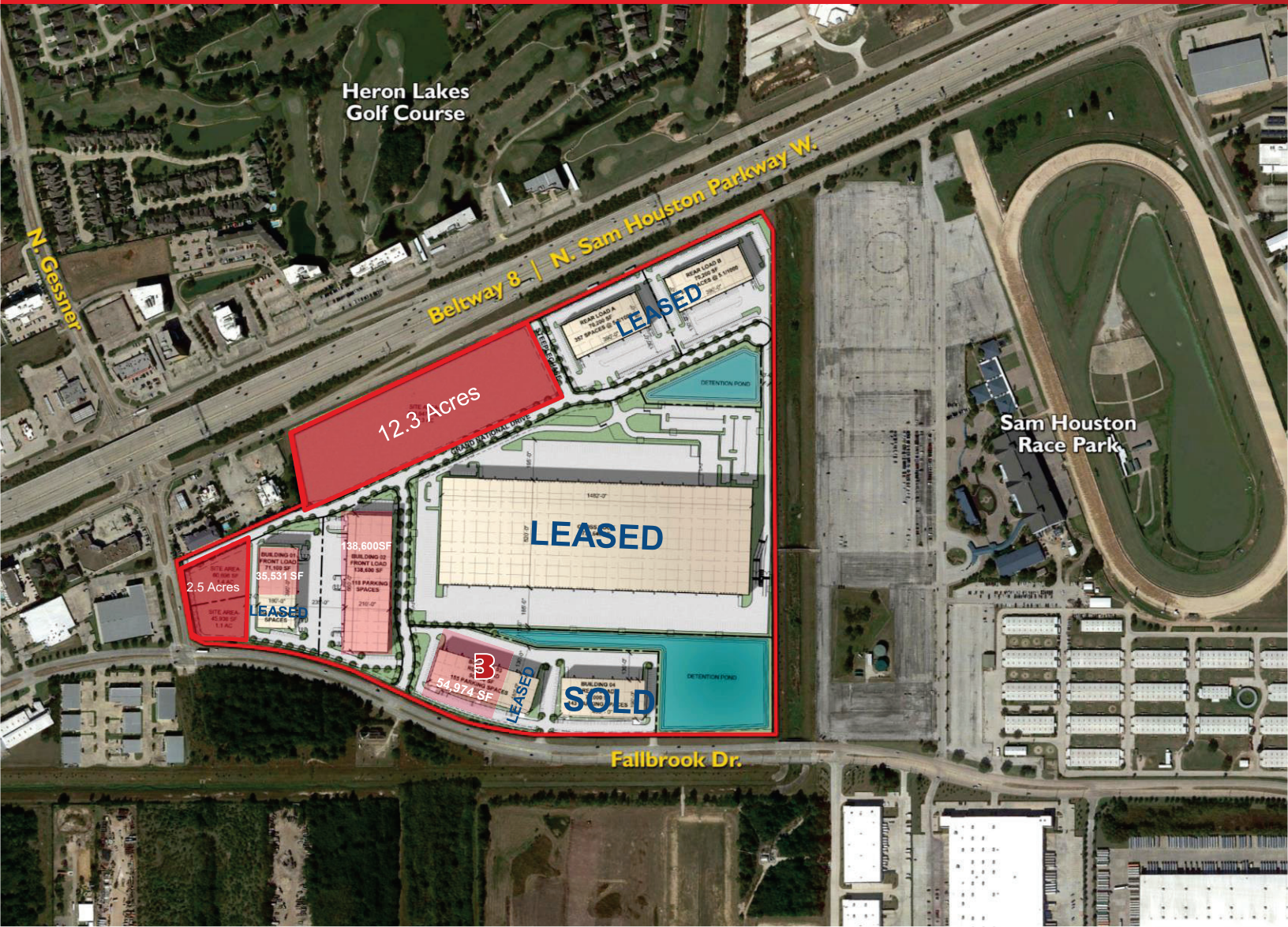


**Jim Foreman**  
713 963 2824  
[Jim.foreman@cushwake.com](mailto:Jim.foreman@cushwake.com)

**Allison Bergmann**  
713 963 2865  
[Allison.bergmann@cushwake.com](mailto:Allison.bergmann@cushwake.com)

CUSHMAN & WAKEFIELD  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)





**BUILDING 1 – 8630 Fallbrook Dr.**

- 35,531 SF available
- 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

**Jim Foreman**  
713 963 2824  
[Jim.foreman@cushwake.com](mailto:Jim.foreman@cushwake.com)

**Allison Bergmann**  
713 963 2865  
[Allison.bergmann@cushwake.com](mailto:Allison.bergmann@cushwake.com)

CUSHMAN & WAKEFIELD  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

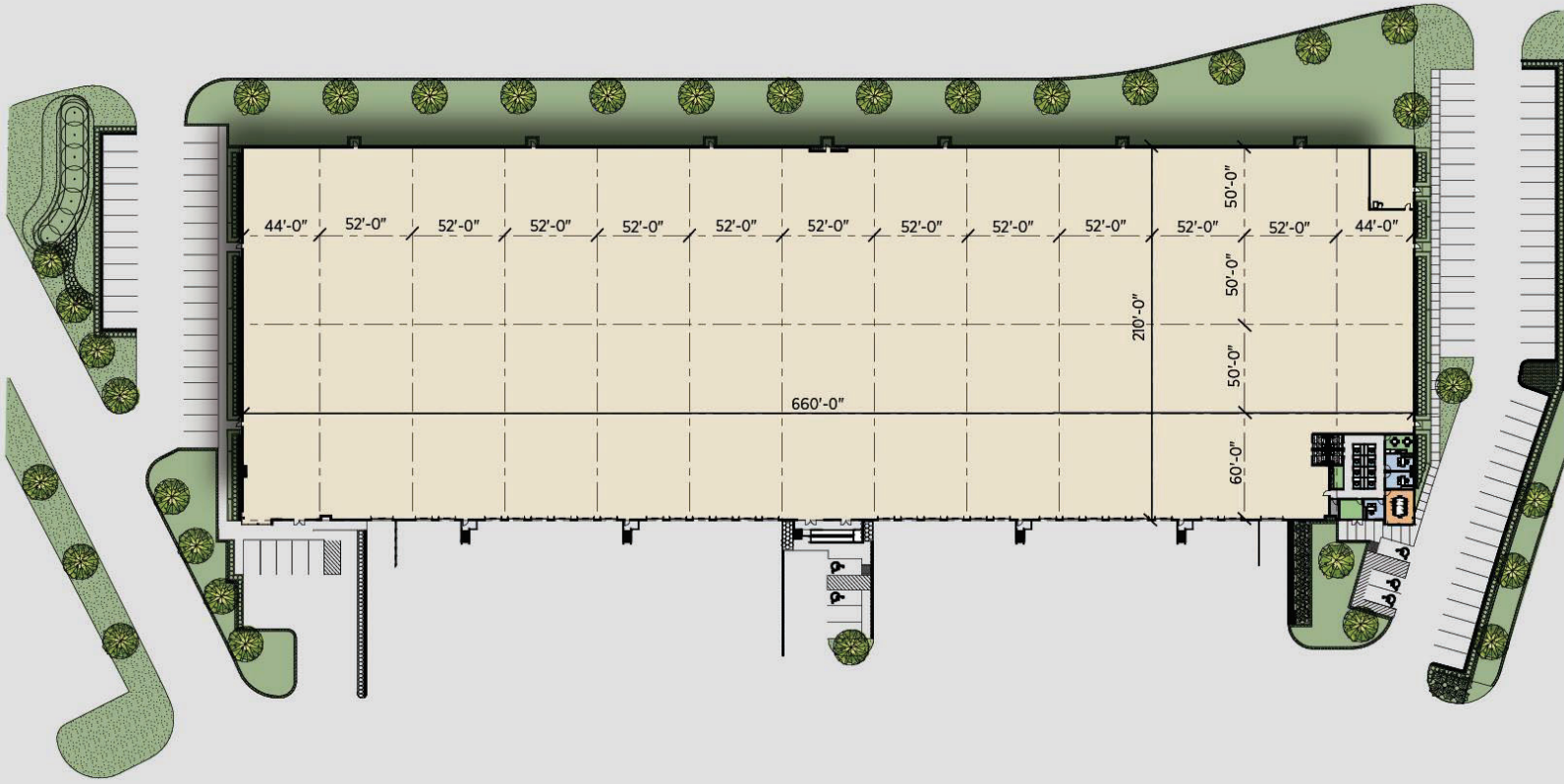




**Jim Foreman**  
713 963 2824  
[Jim.foreman@cushwake.com](mailto:Jim.foreman@cushwake.com)

**Allison Bergmann**  
713 963 2865  
[Allison.bergmann@cushwake.com](mailto:Allison.bergmann@cushwake.com)

CUSHMAN & WAKEFIELD  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



**Jim Foreman**  
713 963 2824  
[Jim.foreman@cushwake.com](mailto:Jim.foreman@cushwake.com)

**Allison Bergmann**  
713 963 2865  
[Allison.bergmann@cushwake.com](mailto:Allison.bergmann@cushwake.com)

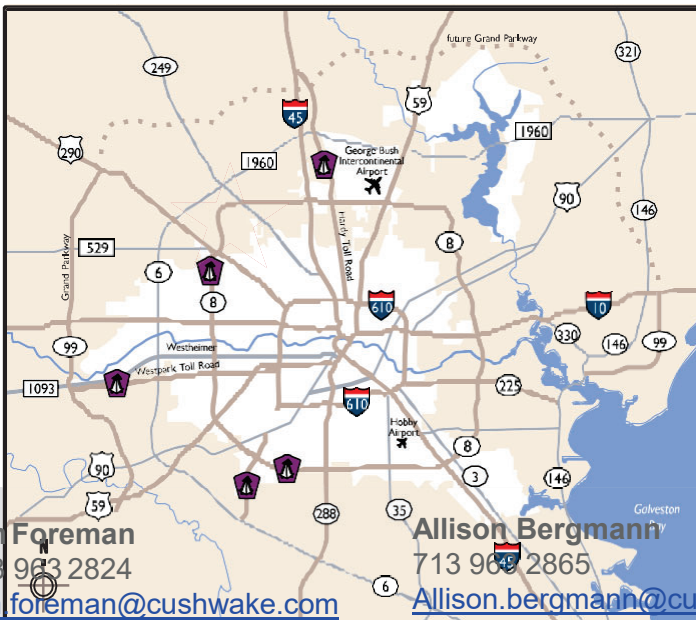
CUSHMAN & WAKEFIELD  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)





**PROXIMITY TO SELECT LOCATIONS IN REGION**

- DESTINATION
- George Bush Intercontinental Airport (IAH)
- Hardy Toll Rd.
- I-45
- TX-249
- U.S. 290
- The Woodlands



**Jim Foreman**  
 713 963 2824  
[Jim.foreman@cushwake.com](mailto:Jim.foreman@cushwake.com)

**Allison Bergmann**  
 713 963 2865  
[Allison.bergmann@cushwake.com](mailto:Allison.bergmann@cushwake.com)

CUSHMAN & WAKEFIELD  
 1330 Post Oak Boulevard | Suite 2700  
 Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)