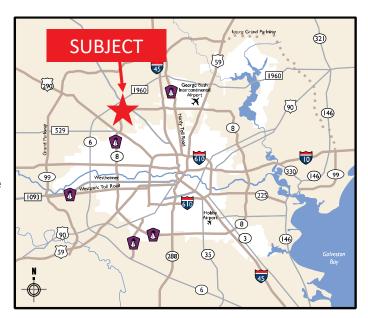






Four buildings totaling **816,920 SF** located in a **64-acre**, master-planned, deed-restricted, corporate park in Houston's preferred Northwest Houston submarket, at the intersection of Beltway 8 and SH 249

- SPACE AVAILABLE FROM 45,000-173,900 SF
- Shell Complete
- Direct access to Highway 249 and Beltway 8
- Dock-high, cross-dock and front load distribution space
- Generous parking and outstanding accessibility via 4 entry points
- Tilt wall, concrete construction
- ESFR sprinkler system
- 180' truck court for trailer parking all buildings
- Favorable City of Houston Tax Rate
- Double Freeport Tax Exemption



### **STEPHEN SCHNEIDAU**

Executive Director 713.963.2822 stephen.schneidau@cushwake.com

### BEAU KALEEL

Managing Director 713.963.2844 beau.kaleel@cushwake.com Cushman & Wakefield Licensed Real Estate Brokers 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056 www.cushmanwakefield.com

Cushman & Wakefield, ©2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Cushman & Wakefield of Paxas, Inc. – Licensed Real Estate Brokers.

# PARK 249



# **M** PANATTONI°

# **Building 4**

### 16275 Tomball Pkwy

- 98,700 sq. ft.
- Divisible to 45,000 sq. ft.
- 28' clear height
- 18 dock doors
- 2 drive-in doors
- 28 trailer spaces
- 130 parking spaces
- 180' truck court

# **Building 3**

### 16275 Tomball Pkwy

- 173,900 sq. ft.
- Divisible to 90,000 sq. ft.
- 32' clear height
- 36 dock doors
- 4 drive-in doors
- 56 trailer spaces
- 247 parking spaces
- 180' truck court

# **Building 2**

### 16225 Tomball Pkwy

- 100,800 sq. ft.
- Divisible to 50,000 sq.ft.
- 28' clear height
- 18 dock doors
- 2 drive-in doors
- 28 trailer spaces
- 110 parking spaces
- 180' truck court

# Building 1

### 16225 Tomball Pkwy

- 443.520 sq. ft.
- Divisible 220,000 sq. ft. 36' clear want
- 103 dock d
- 4 drive-in doo
- 135 trailer space
- 173 parking spaces
- 180' truck court



Managing Director 713.963.2844 beau.kaleel@cushwake.com

Cushman & Wakefield Licensed Real Estate Brokers 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056 www.cushmanwakefield.com

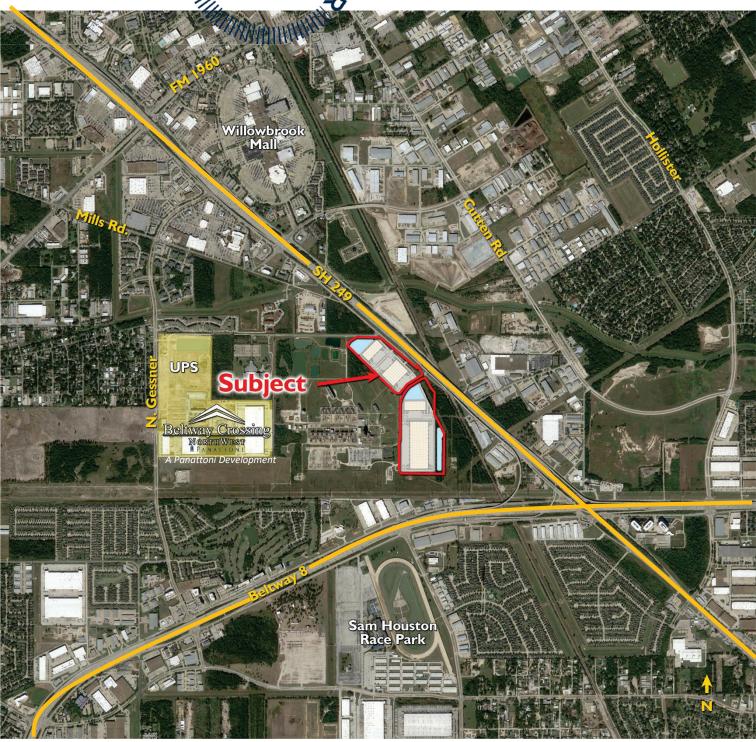
**IFASED** 

**STEPHEN SCHNEIDAU** 

**Executive Director** 713.963.2822 stephen.schneidau@cushwake.com







### **STEPHEN SCHNEIDAU**

Executive Director 713.963.2822 stephen.schneidau@cushwake.com

### **BEAU KALEEL**

Managing Director 713.963.2844 beau.kaleel@cushwake.com Cushman & Wakefield Licensed Real Estate Brokers 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056 www.cushmanwakefield.com

Cushman & Wakefield, ©2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Cushman & Wakefield of Texas, Inc. – Licensed Real Estate Brokers.