

PARK 249 BUSINESS CENTER



SHELL COMPLETE



16225 – 16275 Tomball Pkwy
Houston, TX 77064

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



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PARK 249 BUSINESS CENTER



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

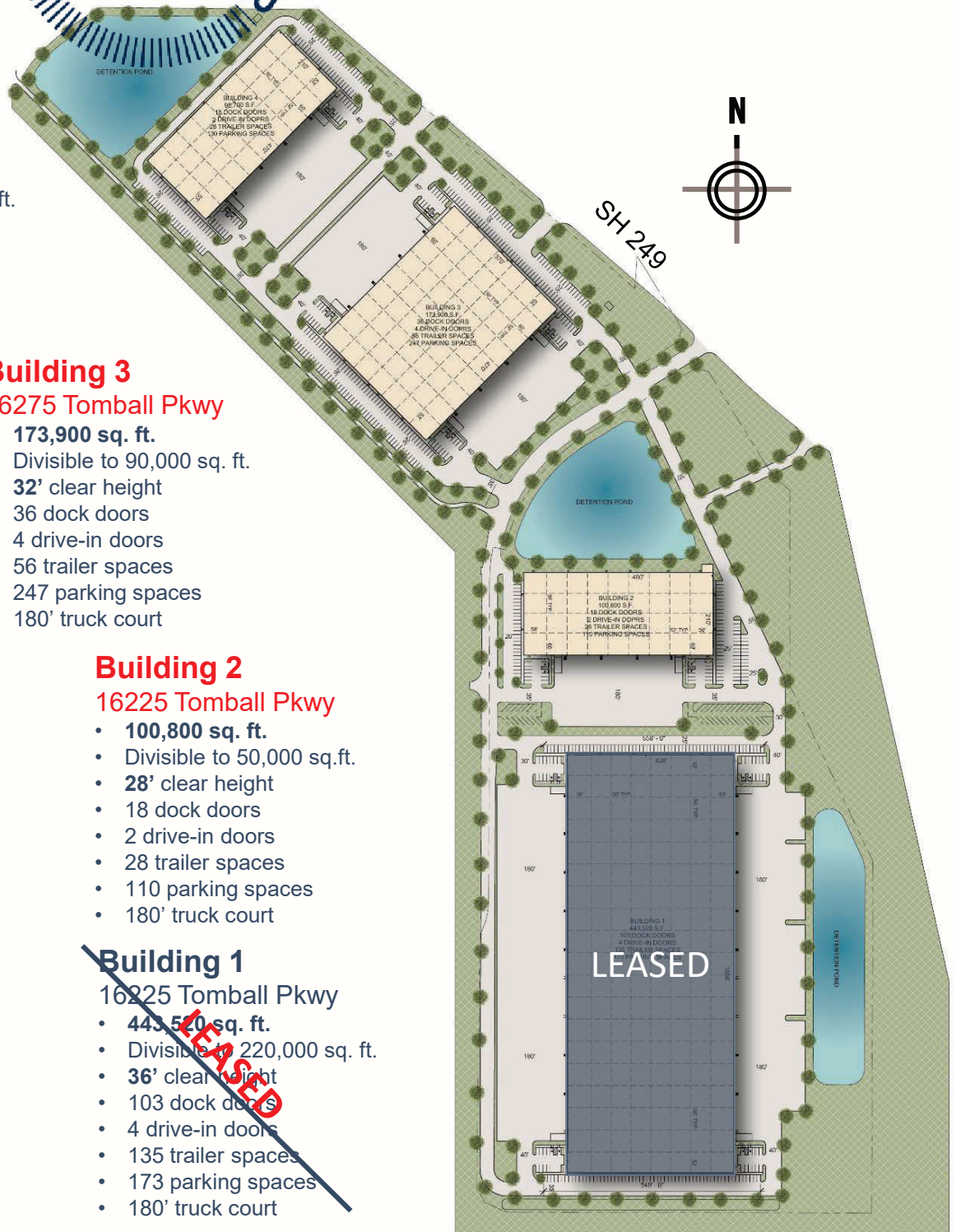
- 100,800 sq. ft.
- Divisible to 50,000 sq. ft.
- 28' clear height
- 18 dock doors
- 2 drive-in doors
- 28 trailer spaces
- 110 parking spaces
- 180' truck court

Building 1

16225 Tomball Pkwy

- 443,520 sq. ft.
- Divisible to 220,000 sq. ft.
- 36' clear height
- 103 dock doors
- 4 drive-in doors
- 135 trailer spaces
- 173 parking spaces
- 180' truck court

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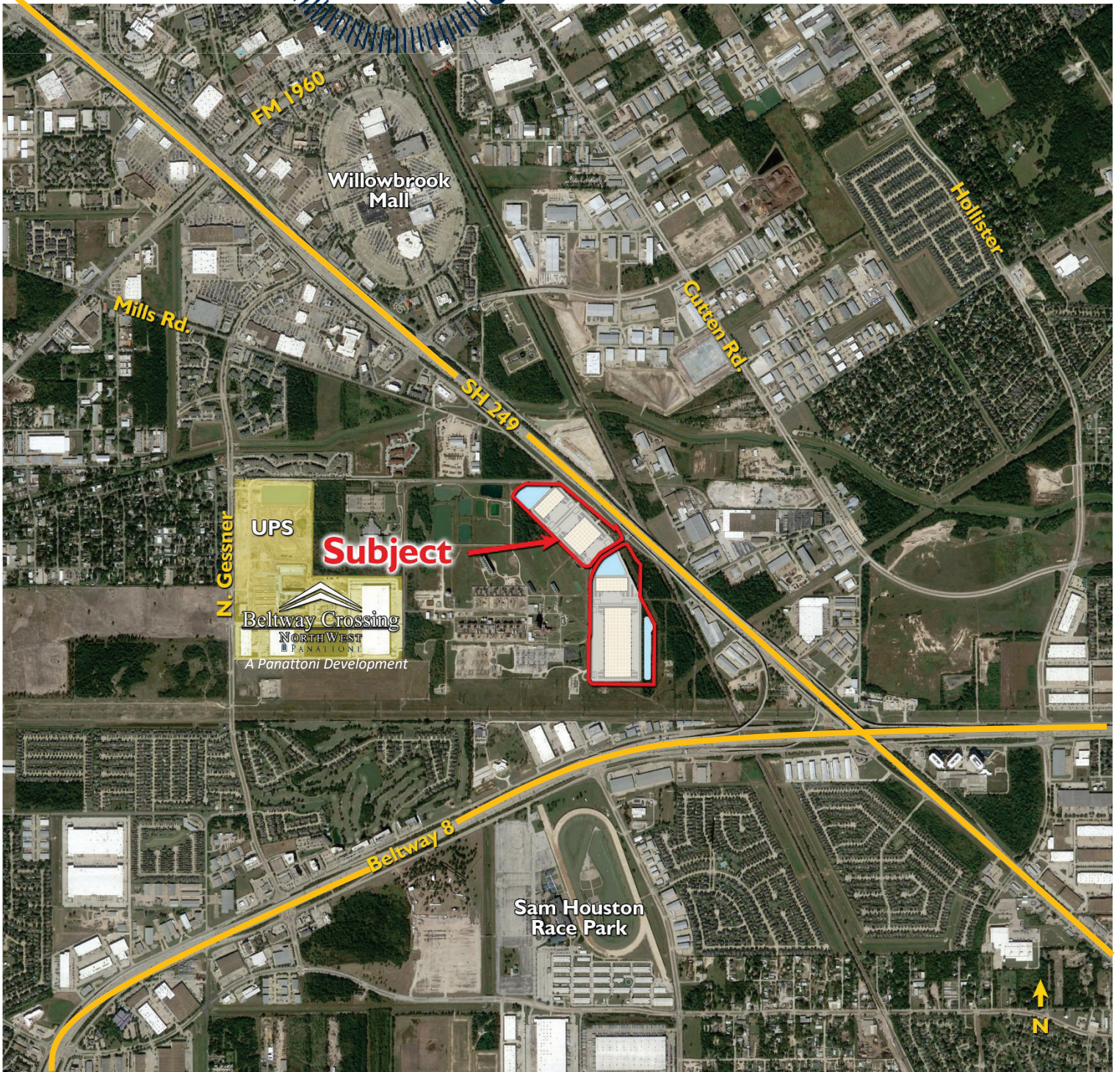
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