

FAIRWAY NORTH LOGISTICS PARK

1207-1215 RANKIN RD. HOUSTON, TX 77073

FOR LEASE OR SALE

NEW CONSTRUCTION : PHASE I DELIVERING Q4 2021



**FAIRWAY NORTH
LOGISTICS PARK**

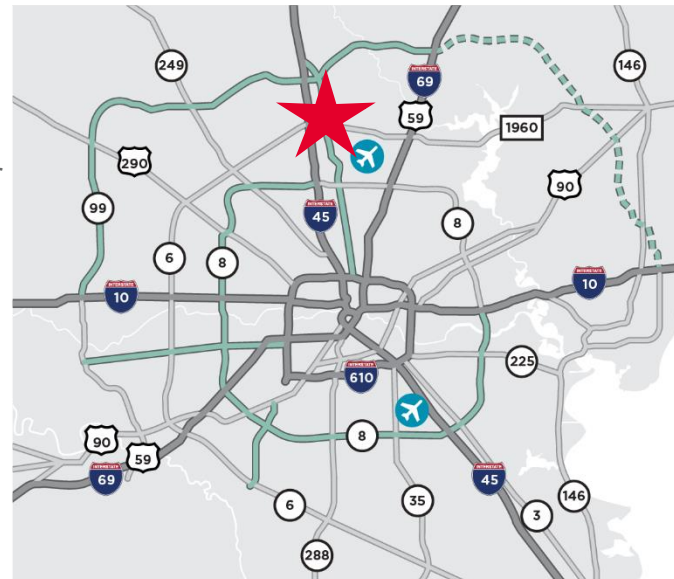


VIEW CONSTRUCTION PROGRESS HERE

Click on the link above and get up to date on the construction progress at Lovett's newest development Fairway North Logistics Park, the most accessible new industrial park in the North market with quick access to the Hardy Toll Road N and S, Beltway 8 E and W, and I-45 N and S via Rankin Rd. or Beltway 8. Logistics and delivery routes are unmatched. Please don't forget the low mud tax rate for real property and inventory at \$0.32/SF annually will save your clients from \$0.03 - \$0.06/SF/mo off their monthly rate compared to the competing properties in the market. This kind of OPEX savings cannot be ignored and your clients will appreciate finally getting a break on taxes.

PROPERTY HIGHLIGHTS

- 771,080 SF New Construction
- Phase I Delivering Q4 2021
 - Building 2 (1211 Rankin Rd): 392,480 SF – Cross Dock
- Phase II Estimated Delivery: Q4 2021
 - Building 3 (1215 Rankin Rd): 235,600 SF – Cross Dock
- Phase III Estimated Delivery: Q4 2021
 - Building 1(1207 Rankin Rd): 113,520 SF – Rear Load
- Extremely low MUD rate @ \$0.33/\$100 value
- Available for lease or sale
- Harris County, TX
- [Click here for property website](#)



Jim Foreman

Executive Director

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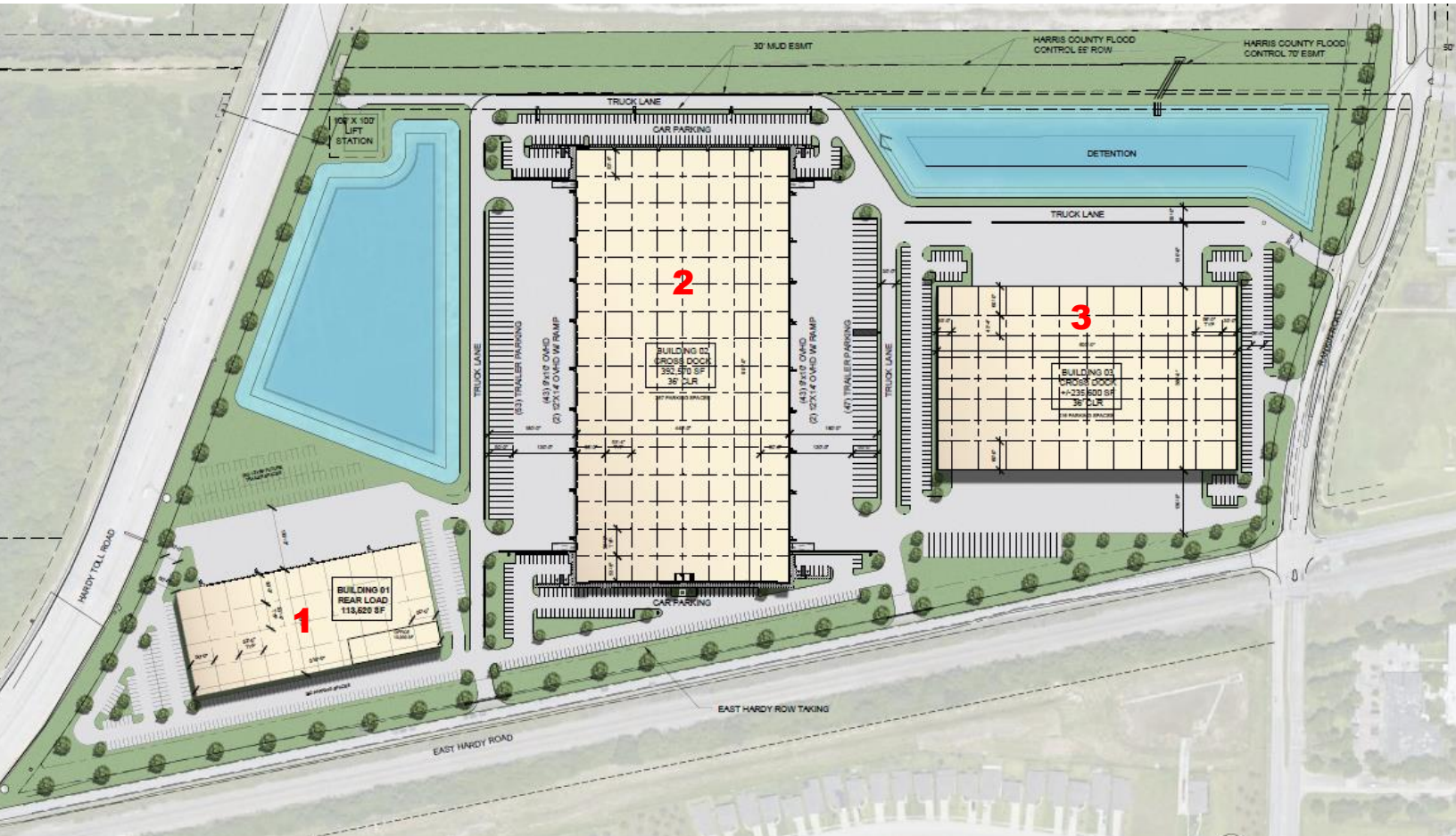
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FAIRWAY NORTH LOGISTICS PARK



Building 1: 1207 Rankin Rd

- Rear Load
- 113,520 SF available (divisible)
- 32' clear height
- 60' speed bays
- 180' truck court
- 35 trailer parks
- 127 parking spaces

Building 2: 1211 Rankin Rd

- Cross Dock
- 392,480 SF available (divisible)
- 36' clear height
- 60' speed bays
- 180' truck court
- 98 trailer parks
- 394 parking spaces
- (43) 9' x 10' overhead doors
- (2) 12' x 14' overhead doors

Building 3: 1215 Rankin Rd

- Cross Dock
- 235,600 SF available (divisible)
- 36' clear height
- 60' speed bays
- 130' truck court
- 24 trailer parks
- 216 parking spaces

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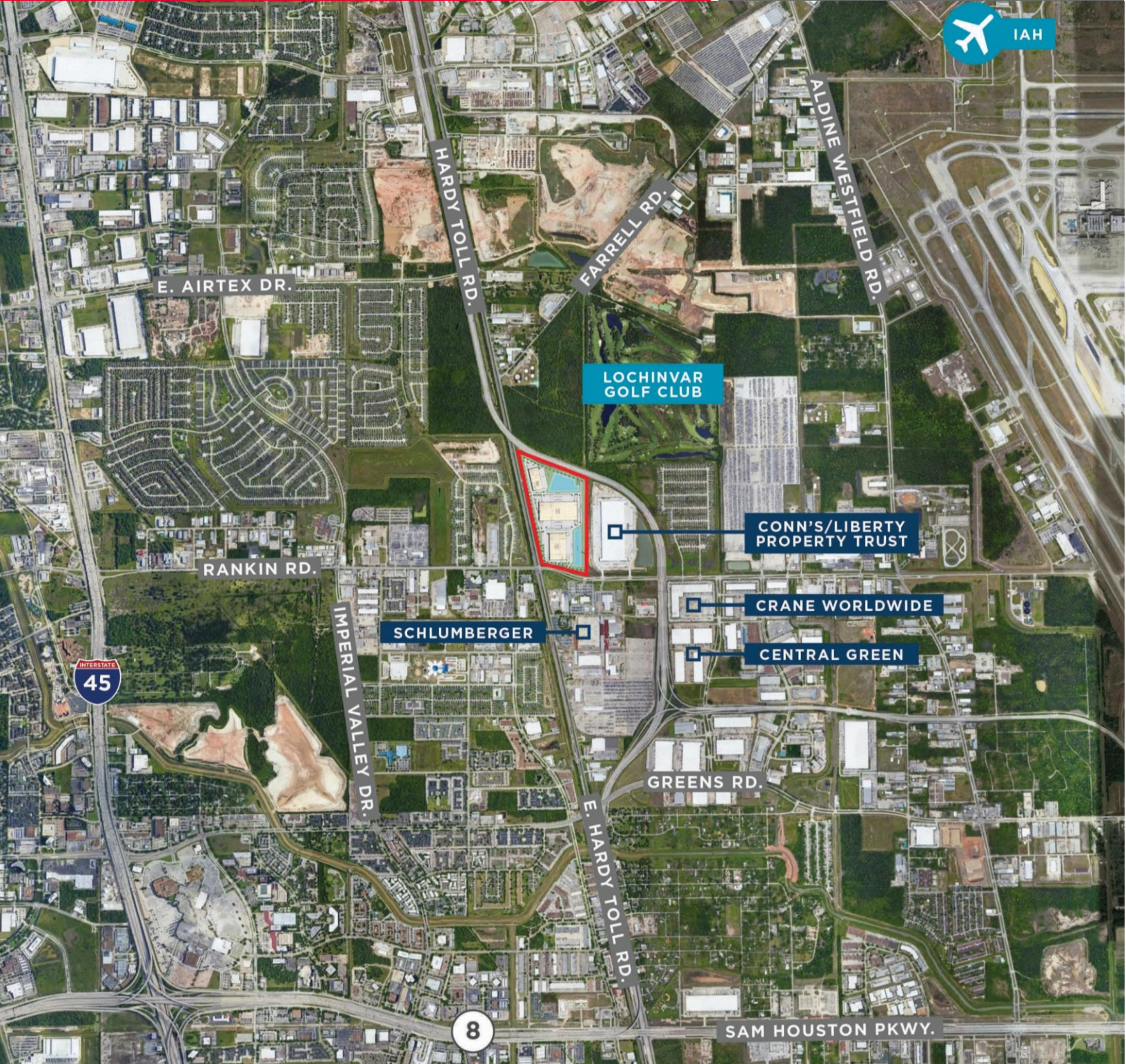
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