

CLASS A REAR LOAD DISTRIBUTION SPACE

8550 FALLBROOK DR
SHELL COMPLETE

Hines



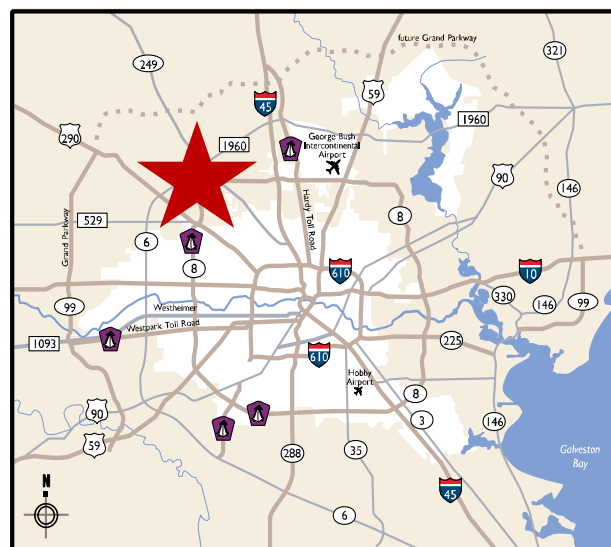
Grand National
BUSINESS PARK



[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
- Rear Load Building Available:
 - Bldg. 3: 54,974 SF – can be subdivided
- 30' clear
- ESFR sprinklers
- 130' truck courts
- Dock high, rear-load configuration with ramped endcaps
- Easy access to Beltway 8, TX-249, US-290, and I-45

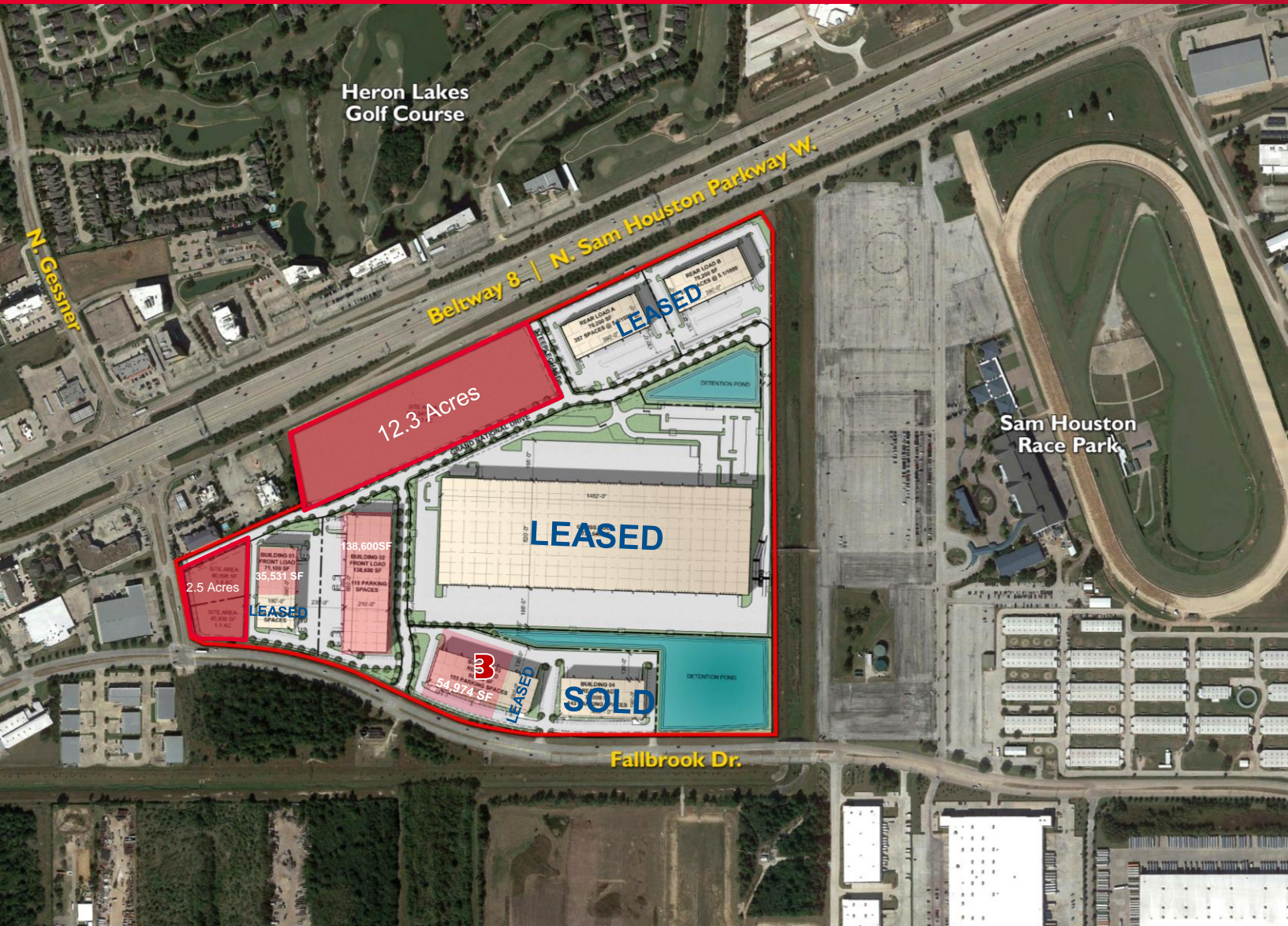


Jim Foreman
713 963 2824
Jim.foreman@cushwake.com

Allison Bergmann
713 963 2865
Allison.bergmann@cushwake.com



CUSHMAN &
WAKEFIELD



BUILDING 3- 8550 Fallbrook Dr.

- 54,974 SF - divisible
- 155 parking spaces
- Truck court: 130'
- Building depth: 180'
- 30' clear
- ESFR sprinklers

Jim Foreman
713 963 2824
Jim.foreman@cushwake.com

Allison Bergmann
713 963 2865
Allison.bergmann@cushwake.com

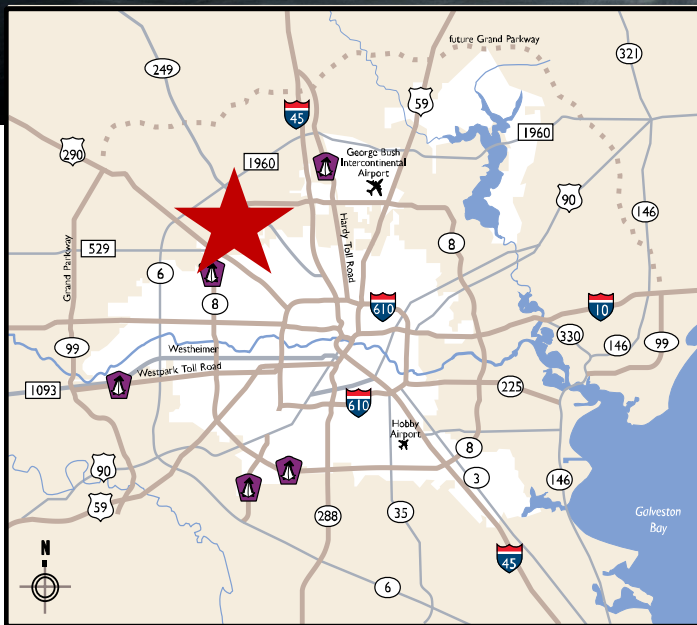
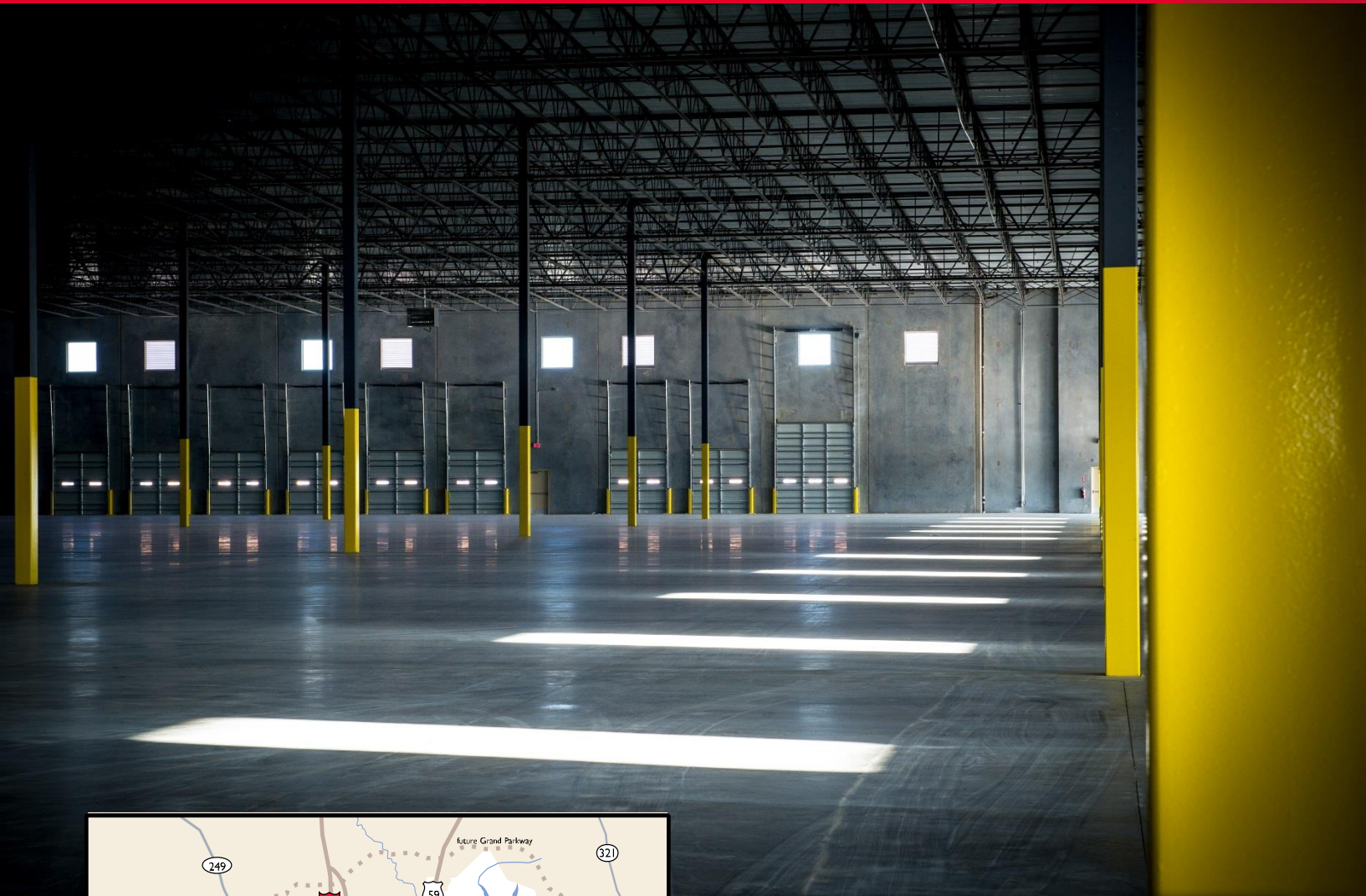
CUSHMAN & WAKEFIELD
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com



Jim Foreman
713 963 2824
Jim.foreman@cushwake.com

Allison Bergmann
713 963 2865
Allison.bergmann@cushwake.com

CUSHMAN & WAKEFIELD
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com



PROXIMITY TO SELECT LOCATIONS IN REGION

DESTINATION	DISTANCE	DRIVE TIME
George Bush Intercontinental Airport (IAH)	16 miles	17 minutes
Hardy Toll Rd.	9 miles	11 minutes
I-45	8 miles	8 minutes
TX-249	2 miles	2 minutes
U.S. 290	6 miles	8 minutes
The Woodlands	24 miles	29 minutes

Jim Foreman
713 963 2824
Jim.foreman@cushwake.com

Allison Bergmann
713 963 2865
Allison.bergmann@cushwake.com

CUSHMAN & WAKEFIELD
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com