

**Strategic Location with Tax Advantages!**

- Low Tax Rate/No City Tax
- Significant Inventory Tax Saving with Triple Freeport Exemption

**READY FOR OCCUPANCY**



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**LOVETT**  
INDUSTRIAL

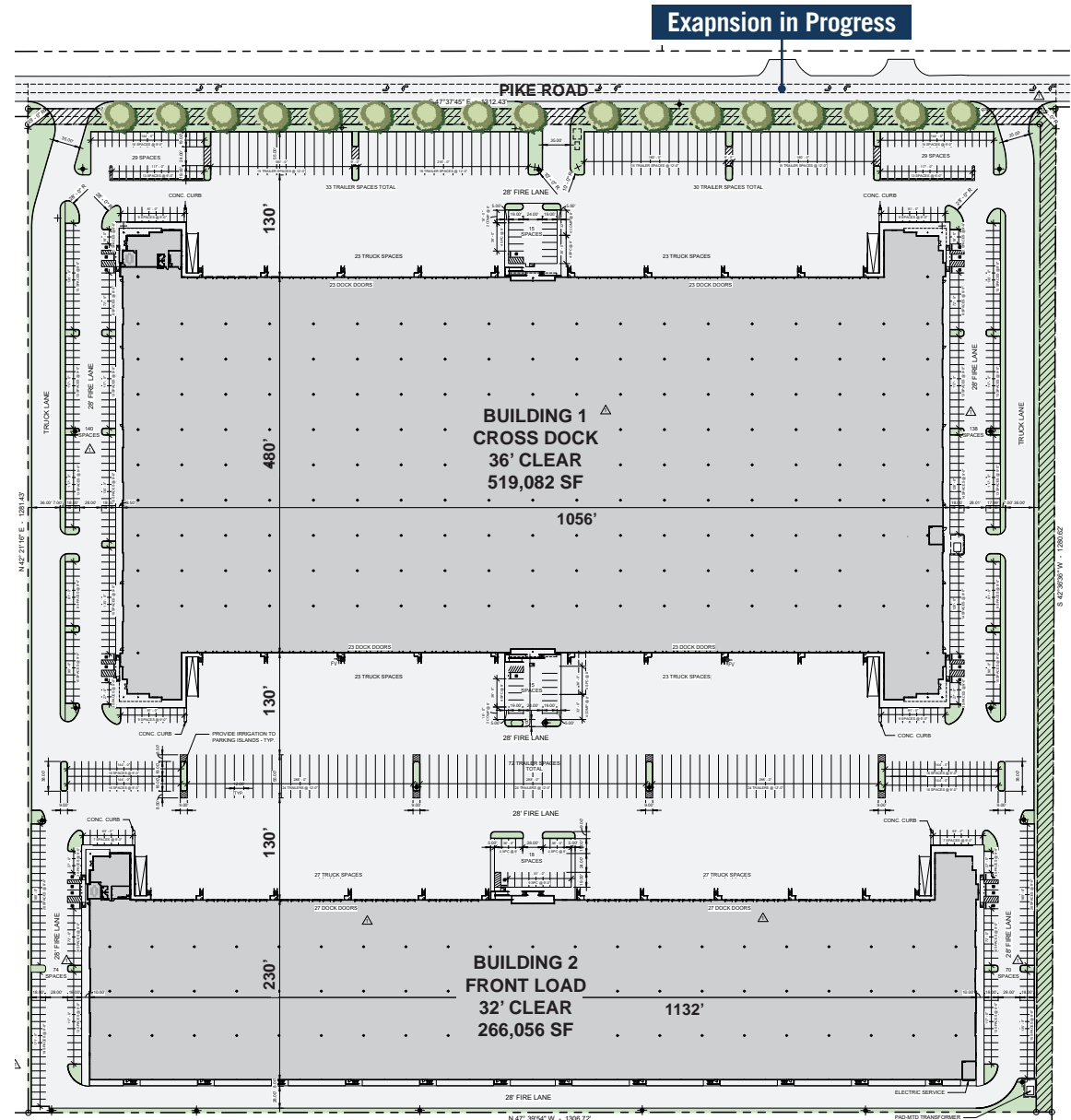
# STAFFORD LOGISTICS PARK OVERVIEW / HIGHLIGHTS

## PARK OVERVIEW

- Two buildings totaling 785,138 SF
  - Building 1: ±519,082 SF Cross Dock
  - Building 2: ±266,058 SF Front Load
- ±38.52 Acres
- 190 trailer parks
- 35K lb pit levelers at every 3rd door
- Prime Southwest location on Pike Rd, near the Stafford Rd/Pike Rd intersection
- Pike Rd expansion to Stafford Road currently under construction
- Last free exit off Beltway 8 from highway 59 interchange
- Multiple points of ingress/egress
- Available for immediate occupancy

## TAX ADVANTAGES

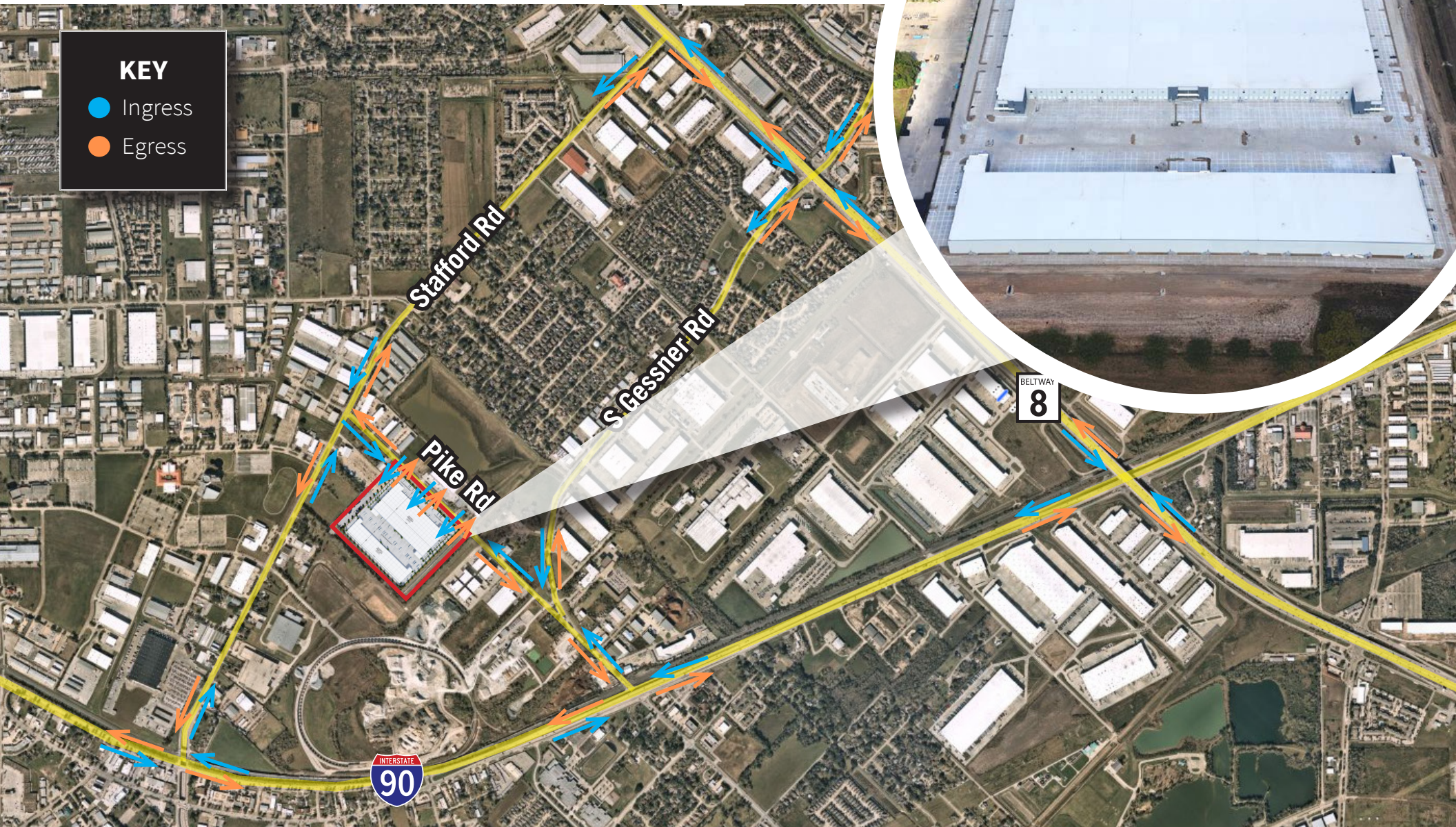
- No city tax - 1.77% tax rate compared to a 2.77% citywide average
- Triple Freeport Tax Exemption - offering significant savings on Inventory Taxes



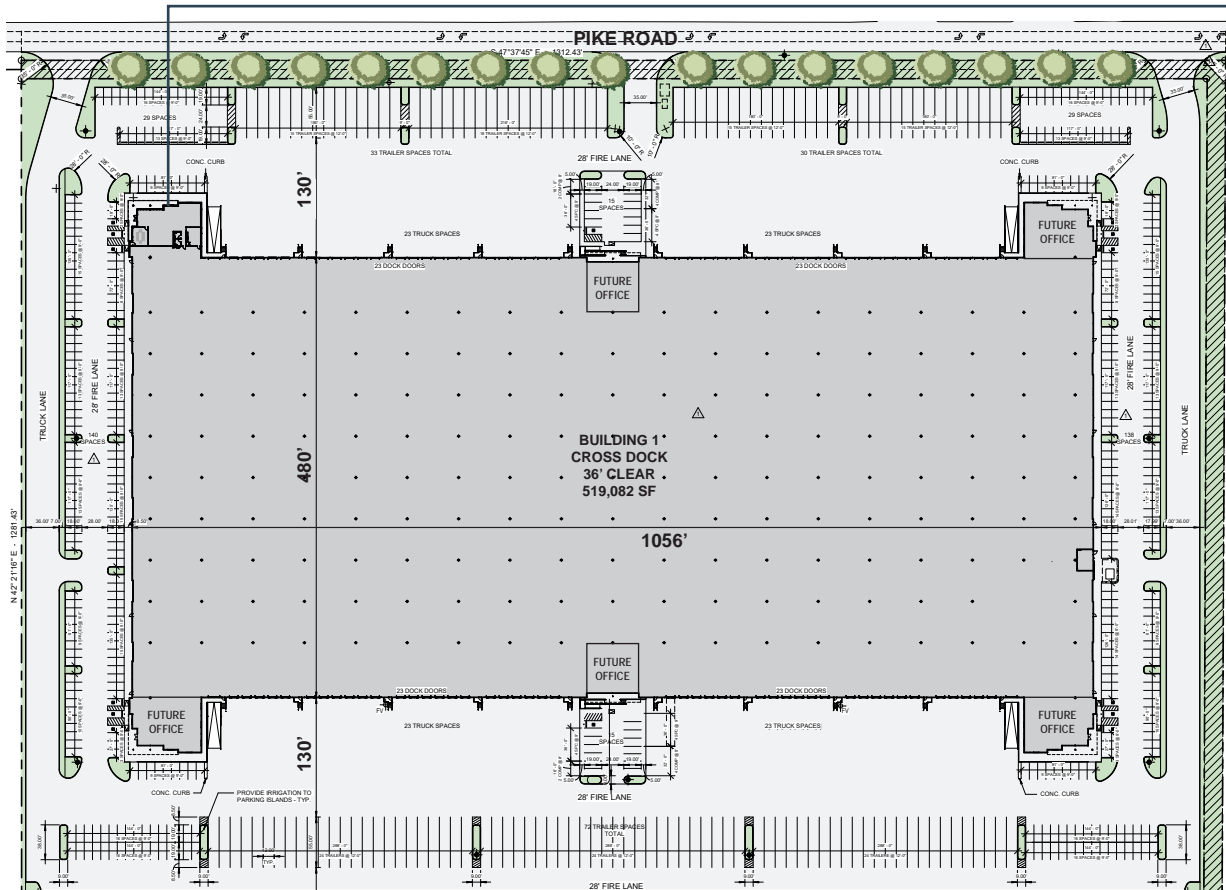
# SUPERIOR ACCESS

## KEY

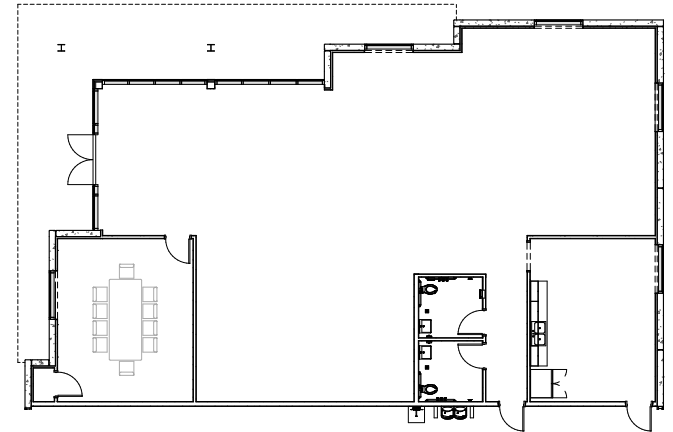
-  Ingress
-  Egress



# BUILDING 1 OVERVIEW



## SPEC OFFICE

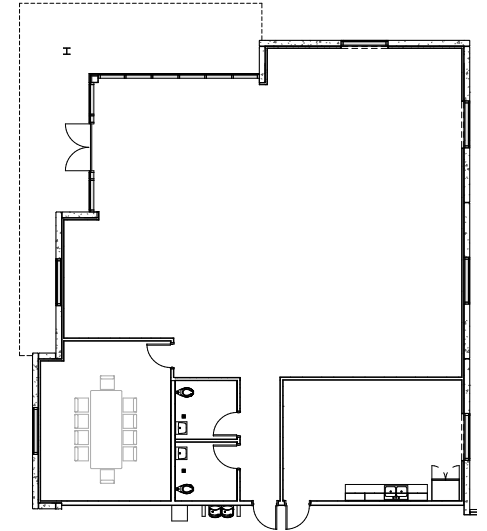
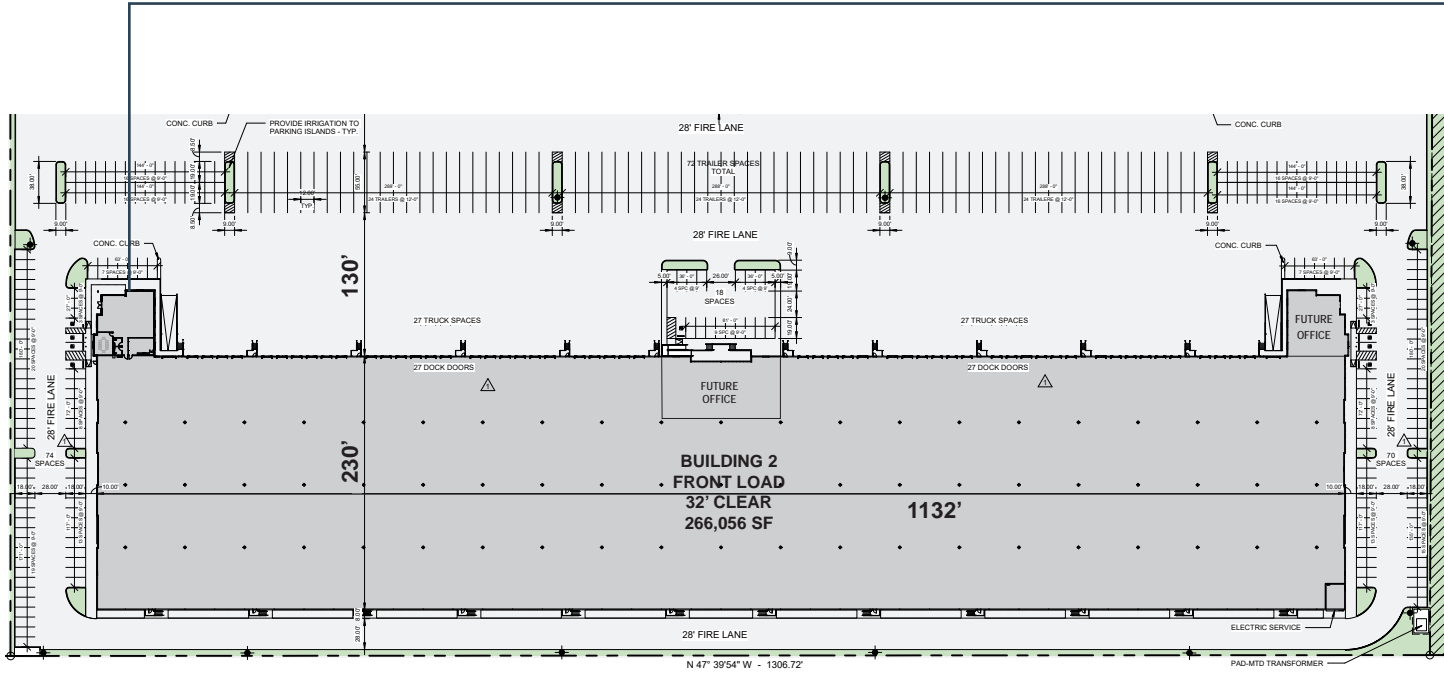


## BUILDING FEATURES

<b>Total SF:</b>	519,082 SF	<b>Pit Levelers:</b>	32 - 35k lb. (every 3rd door)	<b>Sprinkler:</b>	ESFR
<b>Office SF:</b>	3,233 SF Spec Office	<b>Clear Height:</b>	36'	<b>Parking Spaces:</b>	368
<b>Configuration:</b>	Cross Dock	<b>Column Spacing:</b>	56' X 54'	<b>Truck Court:</b>	130'
<b>Speed Bays:</b>	60'	<b>Dock Doors:</b>	78 (9' x 10')	<b>Trailer Storage:</b>	Available
<b>Power:</b>	4,000 Amps	<b>Drive-in Doors:</b>	4 (12' x 14')		

# BUILDING 2 OVERVIEW

## SPEC OFFICE



## BUILDING FEATURES

<b>Total SF:</b>	266,056 SF	<b>Pit Levelers:</b>	16 - 35k lb. (every 3rd door)	<b>Sprinkler:</b>	ESFR
<b>Office SF:</b>	3,015 SF Spec Office	<b>Clear Height:</b>	32'	<b>Parking Spaces:</b>	176
<b>Configuration:</b>	Front Load	<b>Column Spacing:</b>	56' X 54'	<b>Truck Court:</b>	130'
<b>Speed Bays:</b>	60'	<b>Dock Doors:</b>	54 (9' x 10')	<b>Trailer Storage:</b>	Available
<b>Power:</b>	2,500 Amps	<b>Drive-in Doors:</b>	2 (12' x 14')		

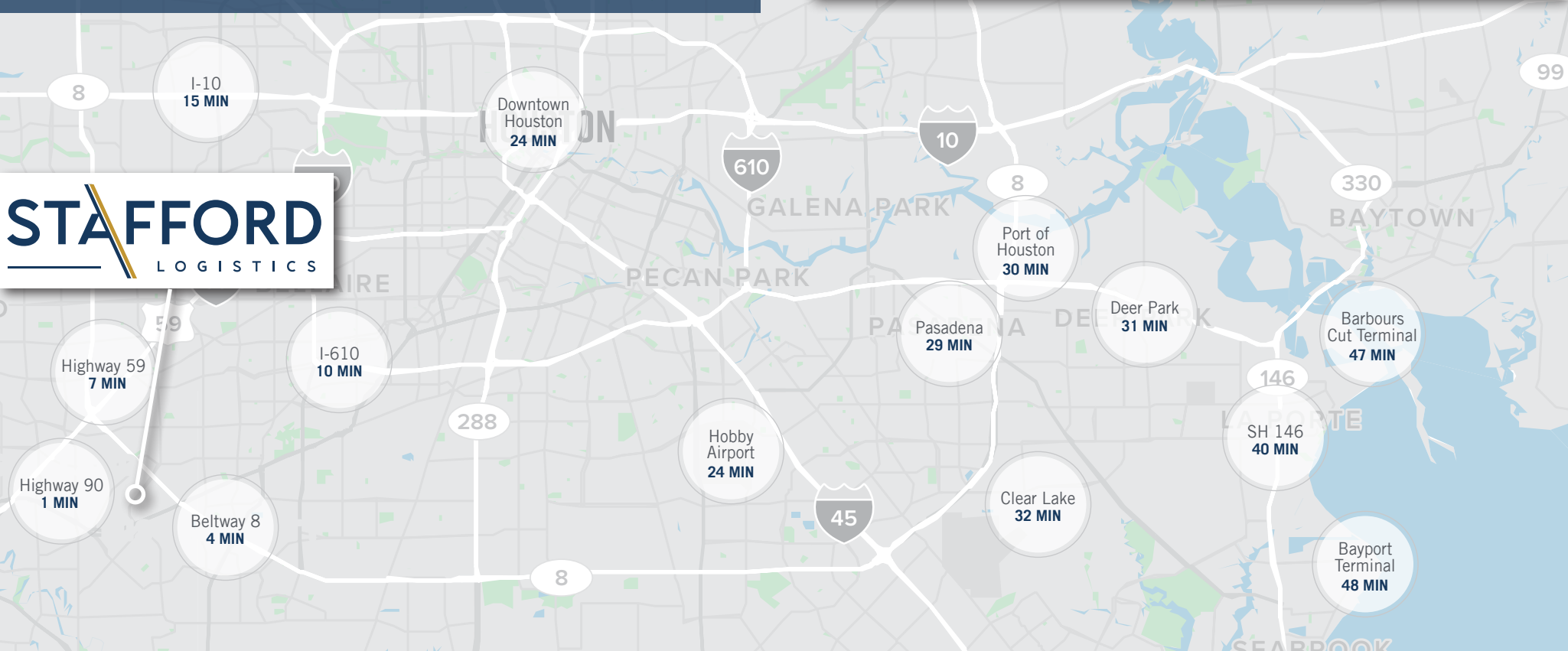
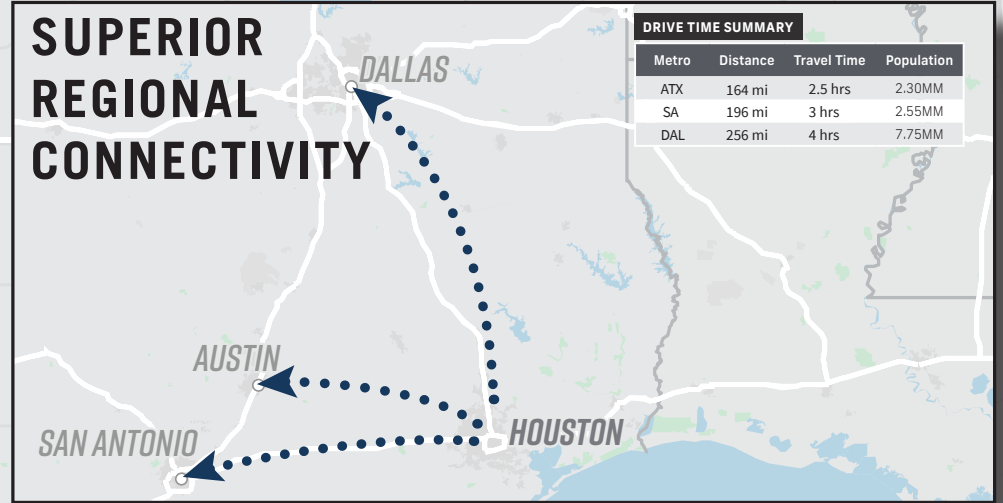
# PIKE ROAD EXPANSION

Pike Rd will be expanded to three lanes to Stafford Rd.



# Strategic Southwest Houston location with Tax Advantages

- Prime Southwest Houston location, minutes from Beltway 8 and US HWY 90, providing strategic connectivity to the city and beyond.
- Located in business friendly Stafford and Fort Bend County.
- **Triple Freeport Tax Exemption** available for qualified inventory.
- Advantageous tax structure in Stafford with no city tax.



# CONTACT INFORMATION

## LEASING

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