

FOR LEASE

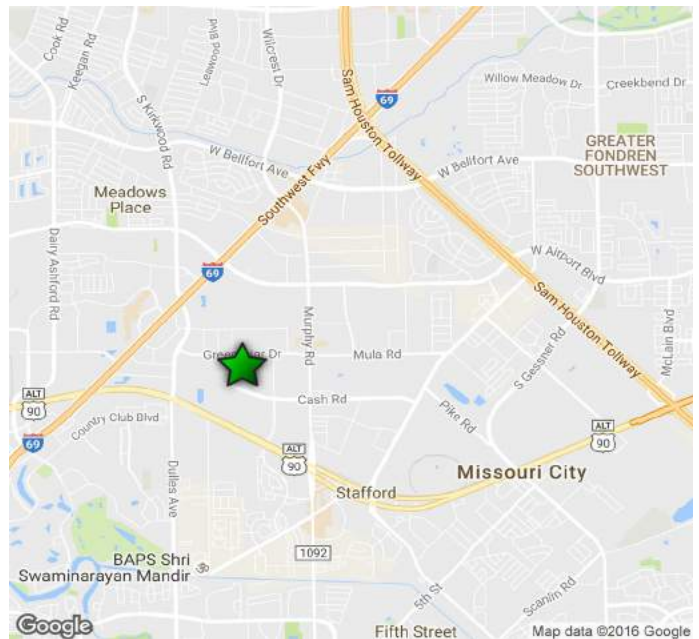
13023 TRINITY DRIVE

STAFFORD, TX 77477



PROPERTY FEATURES

- + Concrete Tiltwall Construction
- + 51,000 SF Total
- + 11,000 SF Office
- + 6,000 SF Shop/Warehouse Office
- + 145 Parking Spaces
- + 6 Acres with the ability to add up to 10.22 acres for outdoor storage/parking/expansion
- + Ability to quadruple the building size

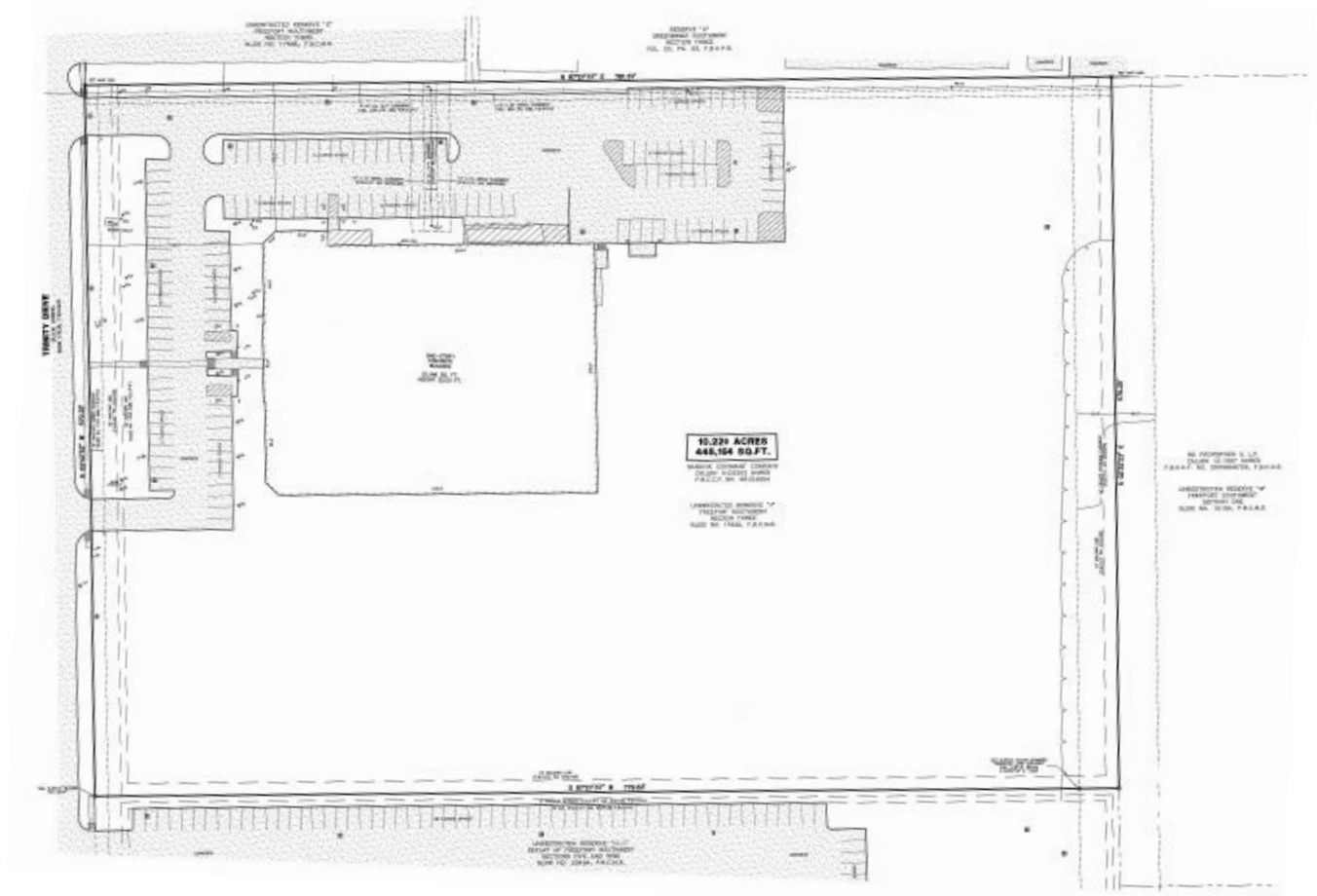


CONTACT US

ED FRANTZ
Senior Vice President
+1 713 577 1778
ed.frantz@cbre.com

FOR LEASE 13023 TRINITY DRIVE

STAFFORD, TX
77477



WAREHOUSE/SHOP

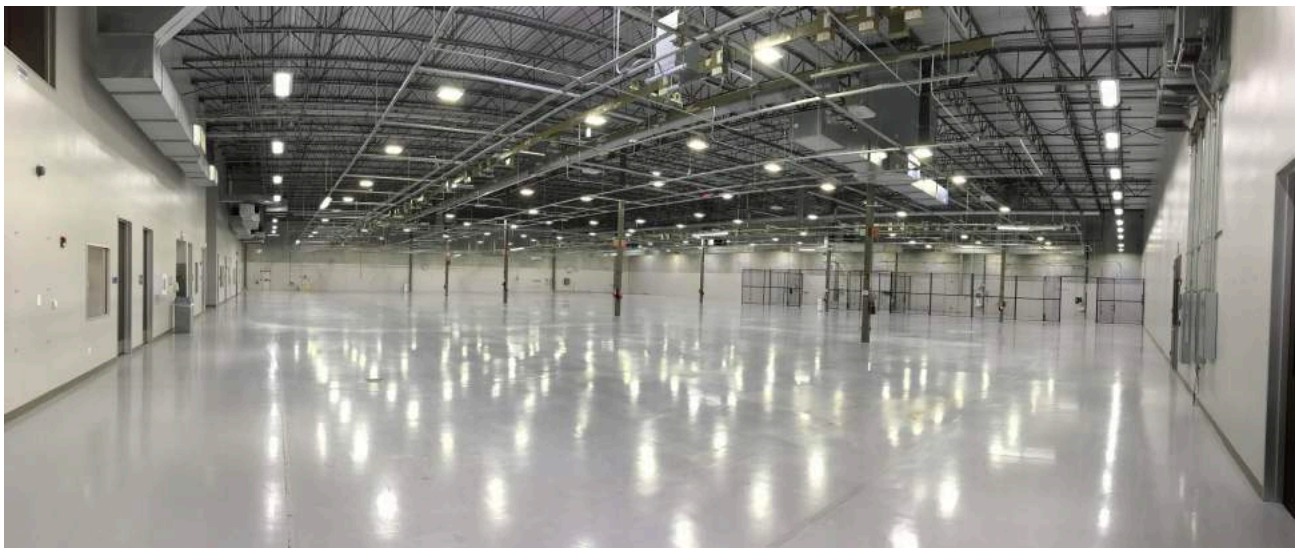
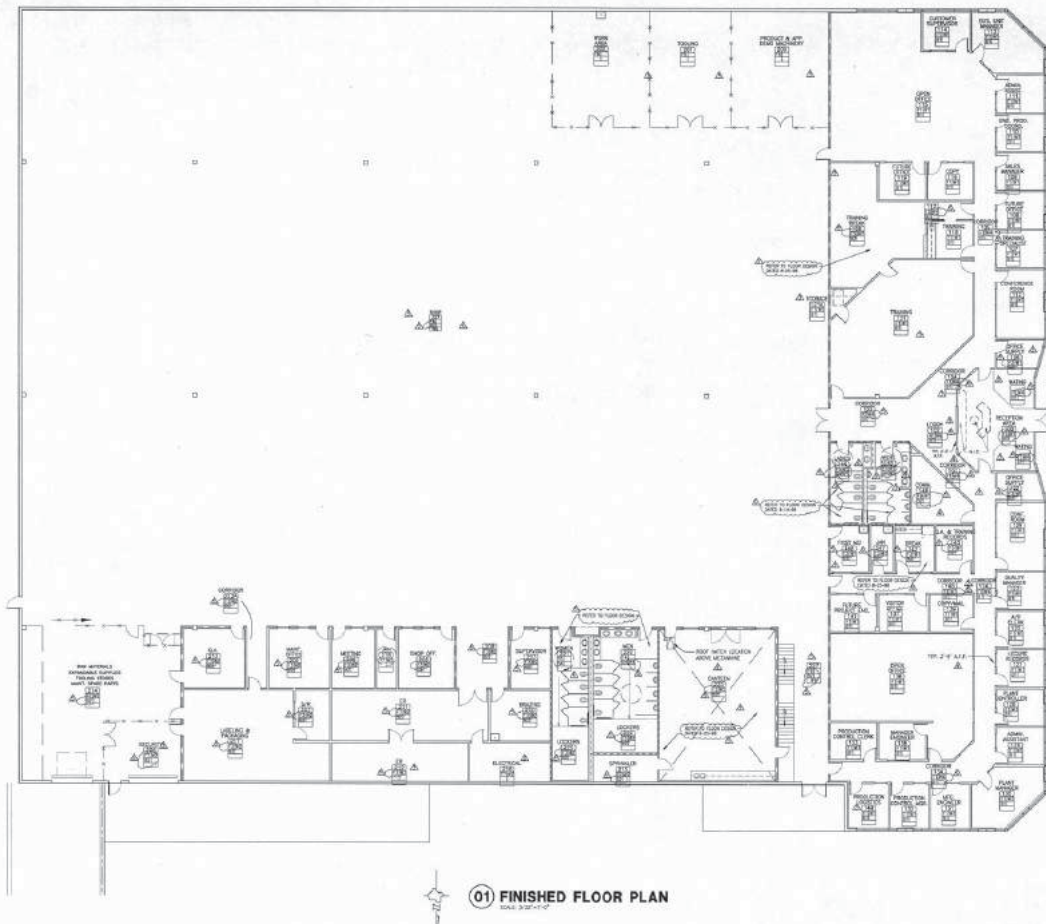
- + 24' Clear Height
- + 3,000 Amps/480 Volt/3-Phase Electrical
- + Climate Controlled Warehouse
- + Buss Duct Power Distribution
- + Piped for Water and Compressed Air
- + LED Lights
- + Epoxy Coated Floor
- + Dock-High and Grade-Level Loading

TAX RATE

- + \$2.02/\$100
- + Triple Freeport Tax Exemption Available

FOR LEASE 13023 TRINITY DRIVE

STAFFORD, TX
77477



© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com

CBRE