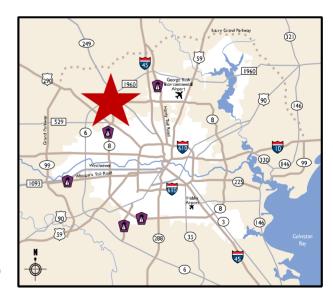
## **CLASS A FRONT LOAD DISTRIBUTION SPACE**

8630 FALLBROOK DR & 8602 FALLBROOK DR SHELL COMPLETE



### PROPERTY HIGHLIGHTS

- Located in Class A Business Park with Beltway frontage at Gessner Rd.
- 106-acre master-planned and deed restricted park
- 2 Front Load Buildings Available: 71,100 SF and 138,600 SF – can be subdivided
- 32' clear
- ESFR sprinklers
- 235' shared truck courts
- Dock high, front-load configuration with ramped endcaps
- Easy access to Beltway 8, TX-249, US-290, and I-45
- Available for build-to-suit and design build with the ability to accommodate multiple product types

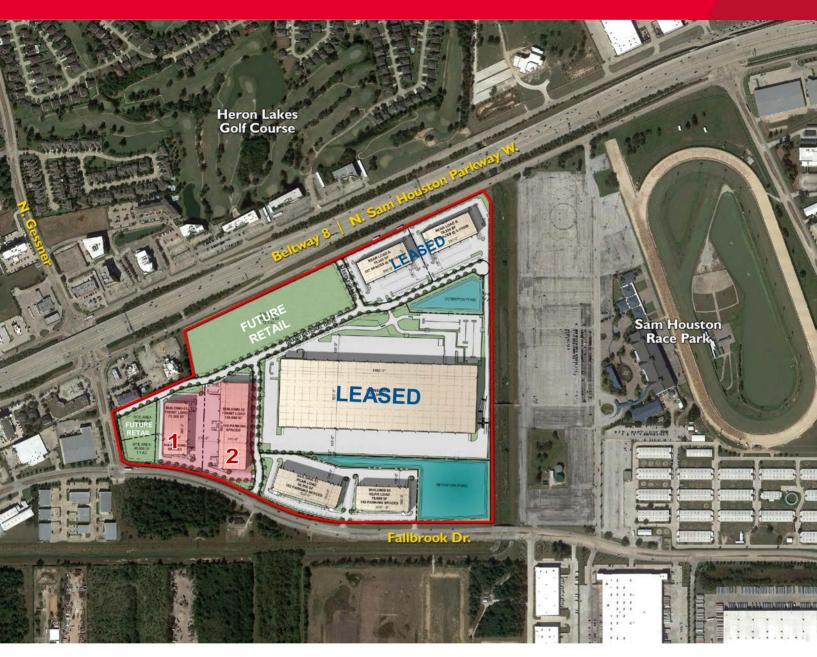


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# Beltway 8 and Gessner Rd. Hines



#### **BUILDING 1-8630 Fallbrook Dr.**

- Space ranging from 35,550 71,100 SF
- 104 parking spaces
- Shared truck court: 235'
- Building depth: 180'
- 32' clear
- ESFR Sprinklers

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#### **BUILDING 2-8602 Fallbrook Dr.**

- Space ranging from 46,200 138,600 SF
- 118 parking spaces
- Shared truck court: 235'
- Building depth: 210'
- 32' clear
- ESFR Sprinklers

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### **Building 2** 8602 Fallbrook Dr. Hines **SPEC Office Site Plan**



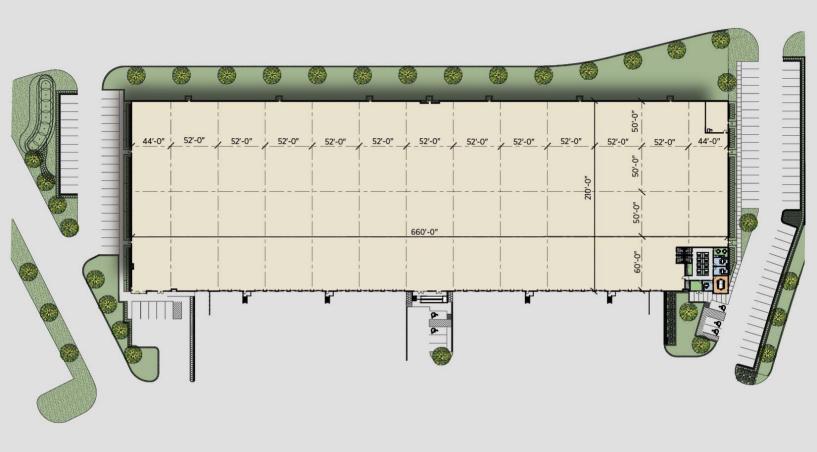


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## **Building 2** 8602 Fallbrook Dr. Hines **Site Plan**



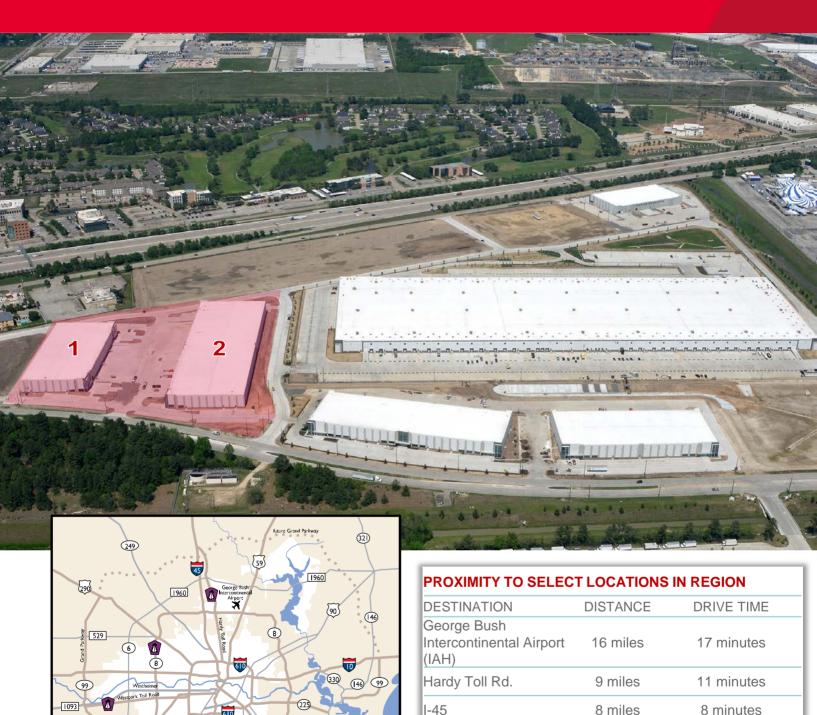


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# Beltway 8 and Gessner Rd. Hines



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(35)

288

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2 minutes

8 minutes

29 minutes

2 miles

6 miles

24 miles

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TX-249

U.S. 290

The Woodlands