

CLASS A FRONT LOAD DISTRIBUTION SPACE

8630 FALLBROOK DR & 8602 FALLBROOK DR
SHELL COMPLETE

Hines



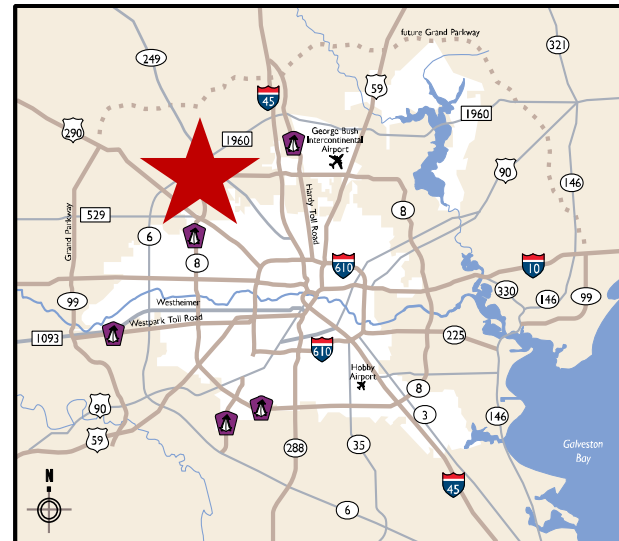
Grand National BUSINESS PARK



[VIEW PROPERTY WEBSITE HERE](#)

PROPERTY HIGHLIGHTS

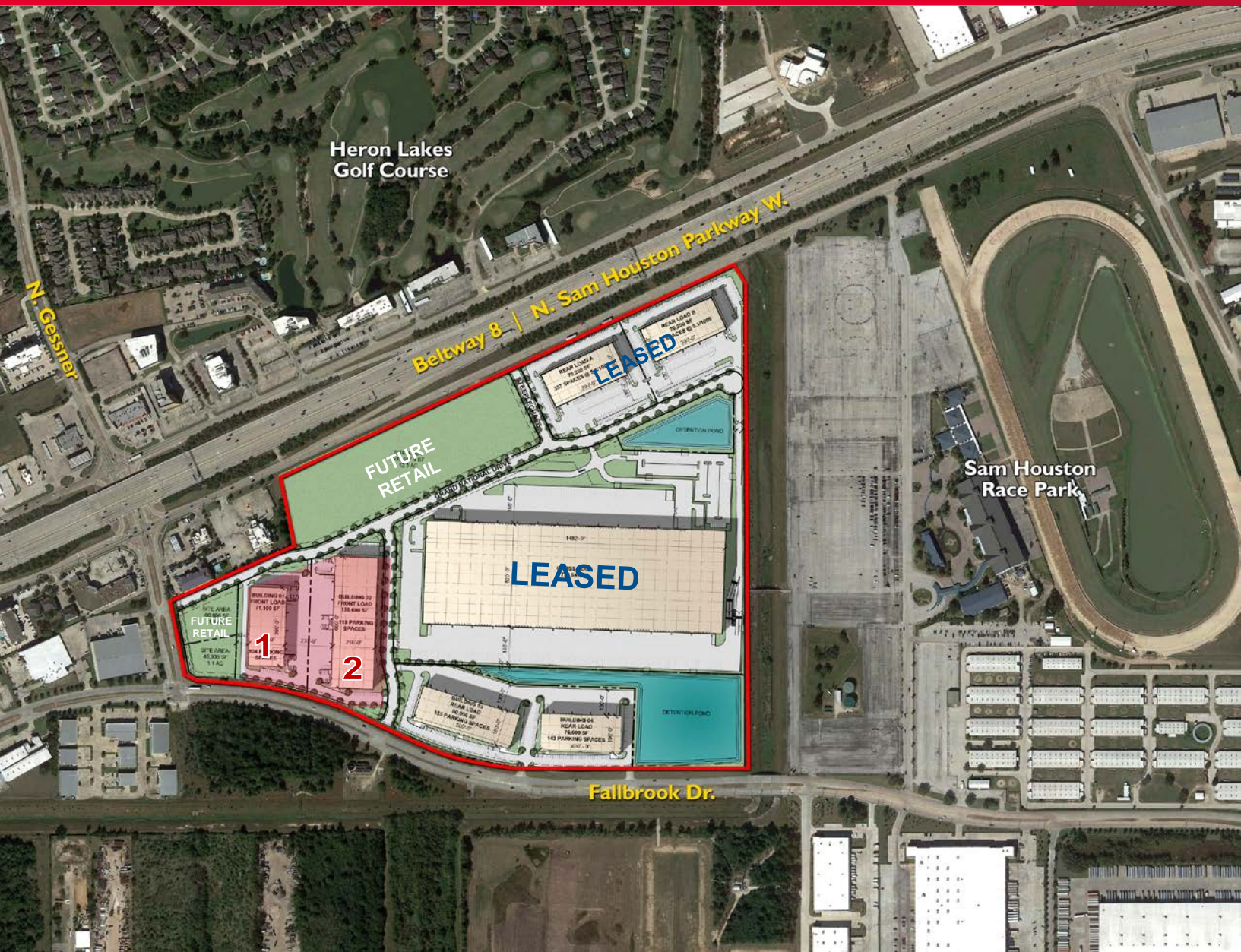
- Located in Class A Business Park with Beltway frontage at Gessner Rd.
- 106-acre master-planned and deed restricted park
- 2 Front Load Buildings Available: 71,100 SF and 138,600 SF – can be subdivided
- 32' clear
- ESFR sprinklers
- 235' shared truck courts
- Dock high, front-load configuration with 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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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

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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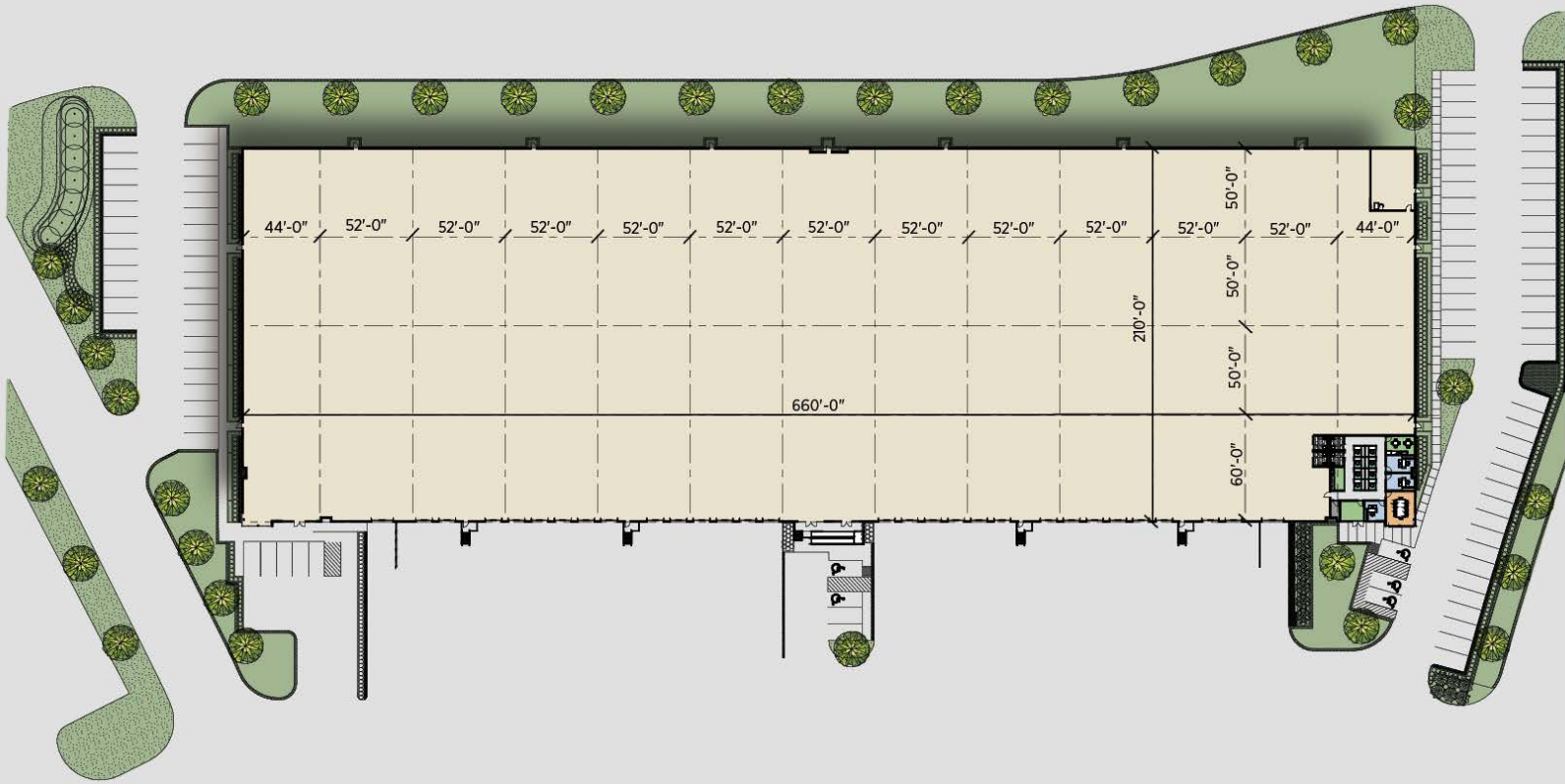
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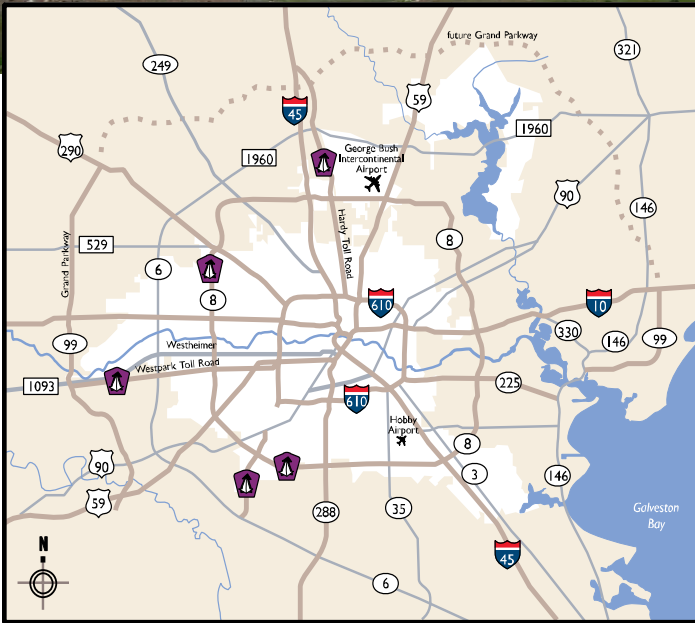
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PROXIMITY TO SELECT LOCATIONS IN REGION

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

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