

# CLASS A REAR LOAD DISTRIBUTION SPACE

8550 FALLBROOK DR & 8502 FALLBROOK DR

SHELL COMPLETE

# Hines



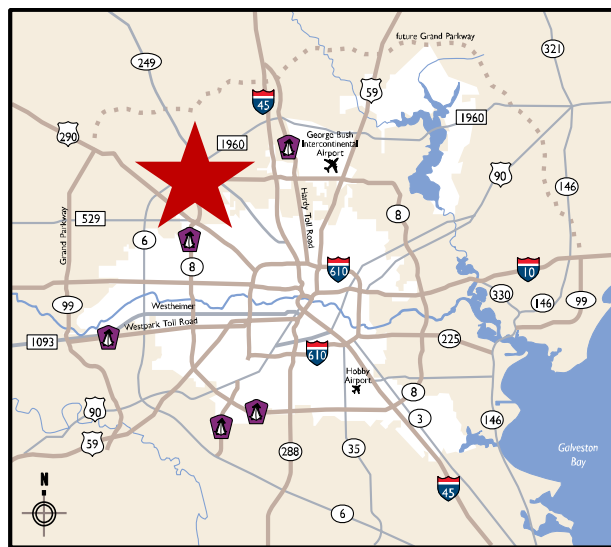
**Grand National**  
BUSINESS PARK



[VIEW PROPERTY WEBSITE HERE](#)

## PROPERTY HIGHLIGHTS

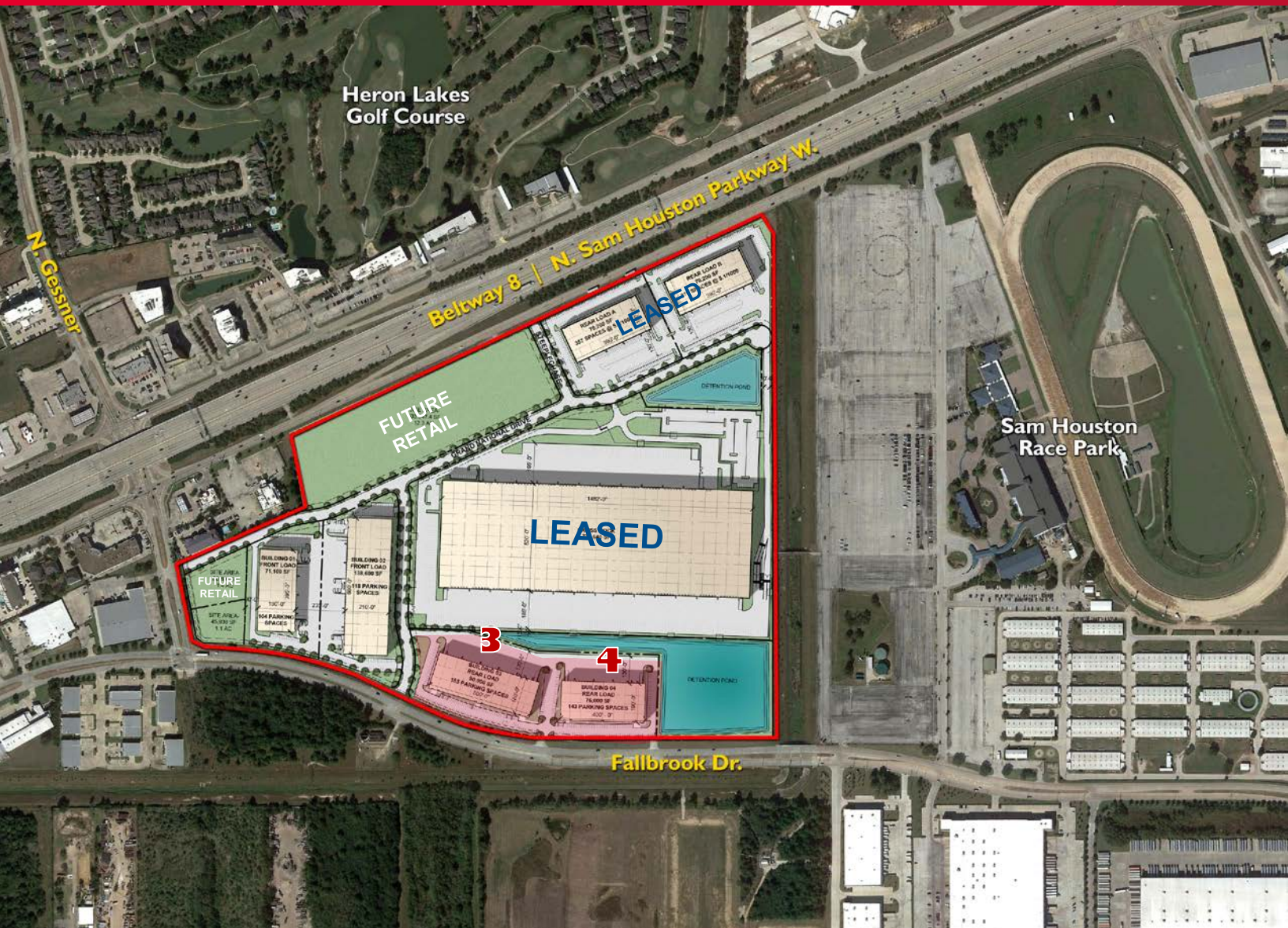
- Located in Class A Business Park with Beltway frontage at Gessner Rd.
- 106-acre master-planned and deed restricted park
- 2 Rear Load Buildings Available: 76,000 SF and 90,000 SF – can be subdivided
- 30' clear
- ESFR sprinklers
- 130' truck courts
- Dock high, rear-load configuration with ramped endcaps
- Easy access to Beltway 8, TX-249, US-290, and I-45



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**BUILDING 3- 8550 Fallbrook Dr.**

- 90,000 SF - divisible
- 155 parking spaces
- Truck court: 130'
- Building depth: 180'
- 30' clear
- ESFR sprinklers

**BUILDING 4- 8502 Fallbrook Dr.**

- 76,000 SF - divisible
- 143 parking spaces
- Truck court: 130'
- Building depth: 190'
- 30' clear
- ESFR sprinklers

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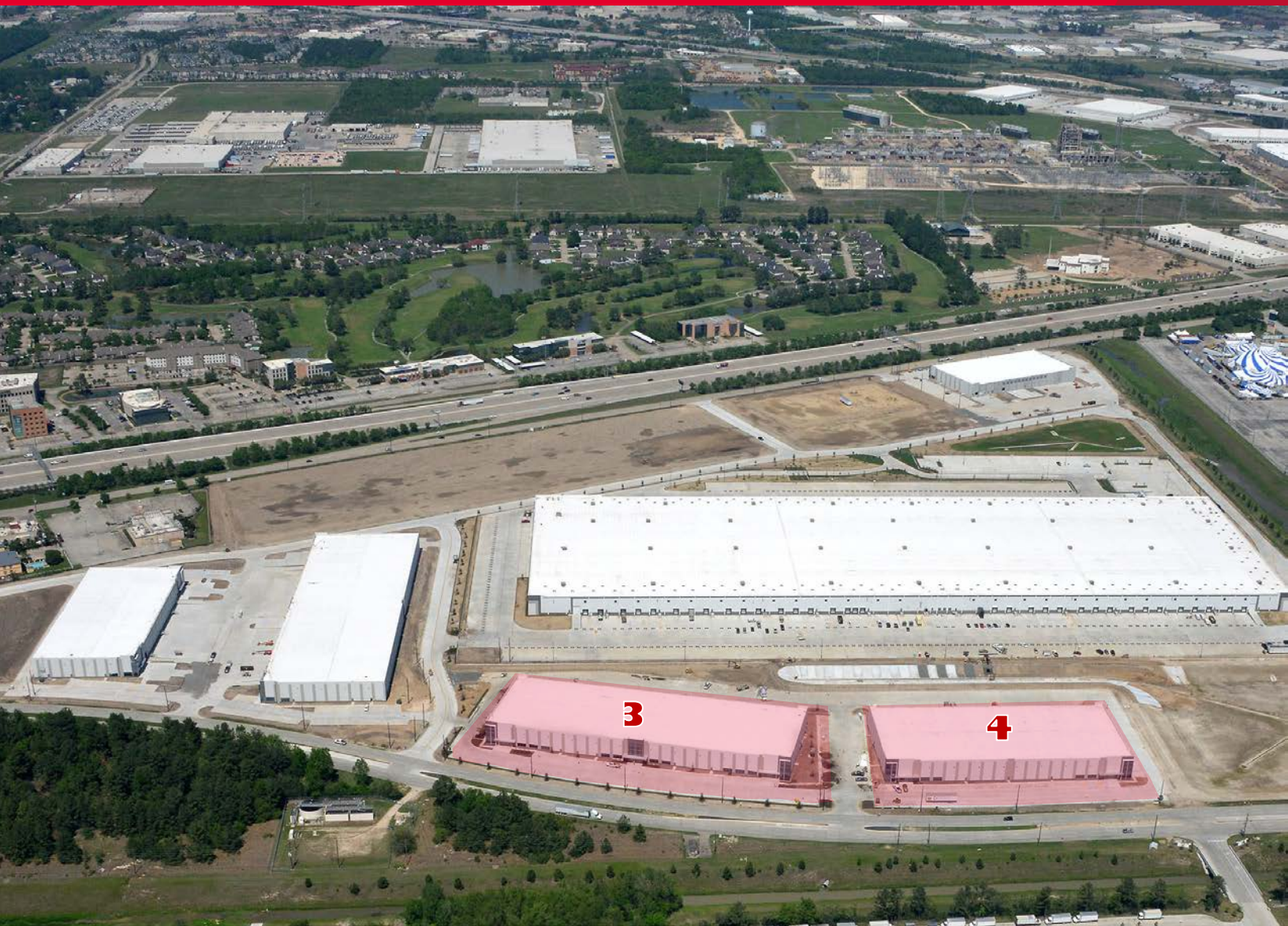
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**Beltway 8 and Gessner Rd.  
FOR LEASE | 2 Rear Load**

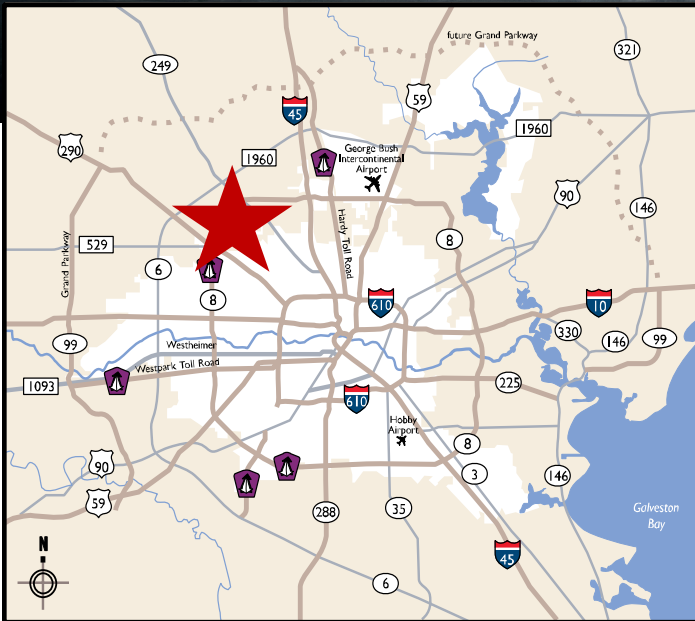
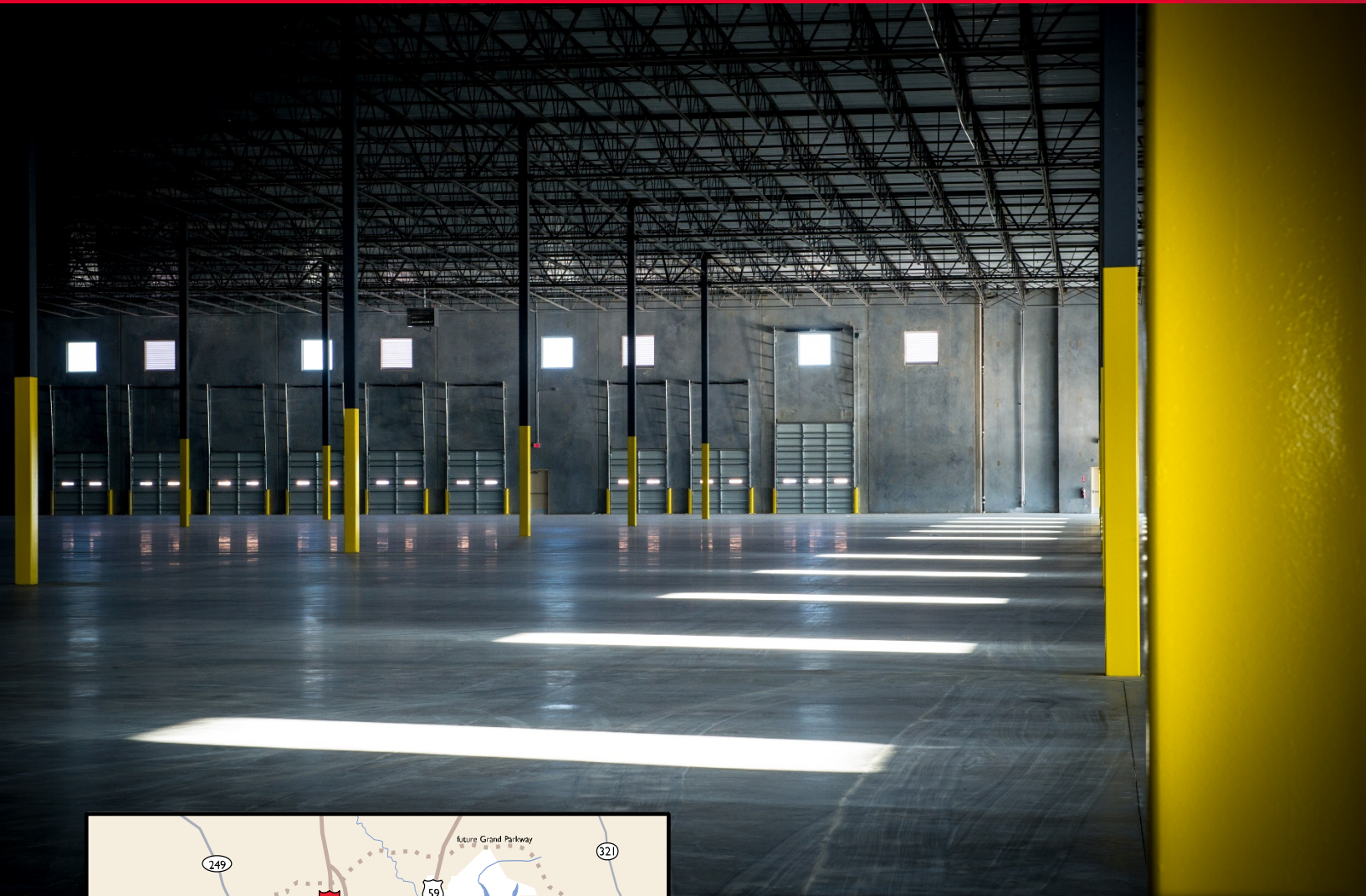
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**PROXIMITY TO SELECT LOCATIONS IN REGION**

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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