

DISTRIBUTION
BUILDINGS
FOR LEASE

TWO NEW
CLASS A
DISTRIBUTION
BUILDINGS

SOUTHWEST
SUBMARKET

SUGAR LAND,
TEXAS



TRANSWESTERN

REAL ESTATE
SERVICES

SUGAR LAND CROSSROADS

12510-12520 W. Airport Boulevard - Sugar Land, TX 77478



Availability:

- Building 1: 39,615 SF
- Building 2: 199,978 SF
- Total: 239,593 SF

Project Features:

- Located in the prestigious Sugar Land Business Park
- Outstanding visibility and corporate identity
- Easy access to US 59 and 90A
- Direct access to W. Airport and Dairy Ashford
- Spaces ranging from 39,615 SF - 239,593 SF
- ADA access
- Large truck courts
- Abundant carparks
- Available trailer storage



Leasing Information:

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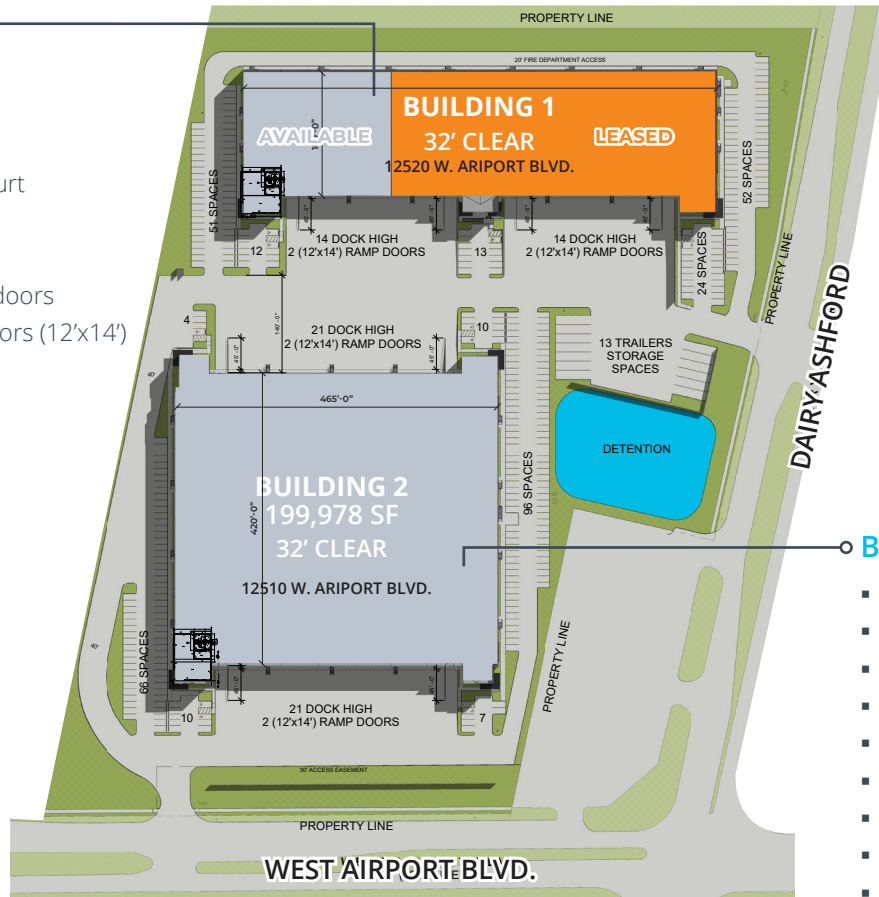


TRANSWESTERN

REAL ESTATE
SERVICES

BUILDING 1

- 39,615 SF Available
- 3,140 SF Office
- 32' Clear height
- 255' Shared truck court
- 60' Speed bays
- Building depth 180'
- 9 Dock high loading doors
- 1 Oversized ramp doors (12'x14')
- 63 Parking spaces
- ESFR sprinkler



BUILDING 2

- 199,978 SF Available
- 3,030 SF Office
- 32' Clear height
- 140' - 255' Shared truck court
- 60' Speed bays
- Building depth 420'
- 42 Dock high loading doors
- 4 Oversized ramp doors (12'x14')
- 13 Trailer storage spaces
- 193 Parking spaces
- ESFR sprinkler

A project of TRANSWESTERN DEVELOPMENT COMPANY



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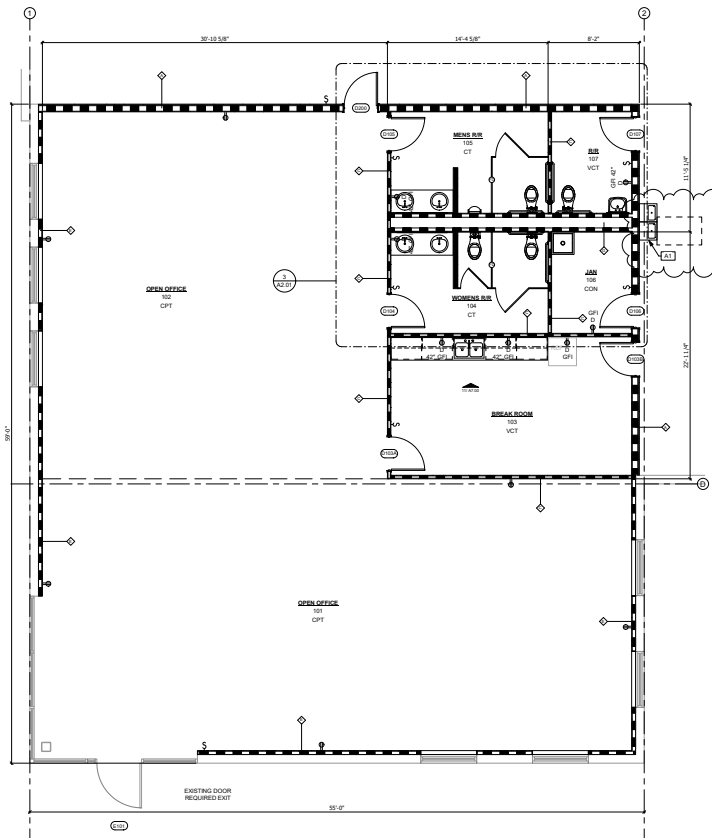
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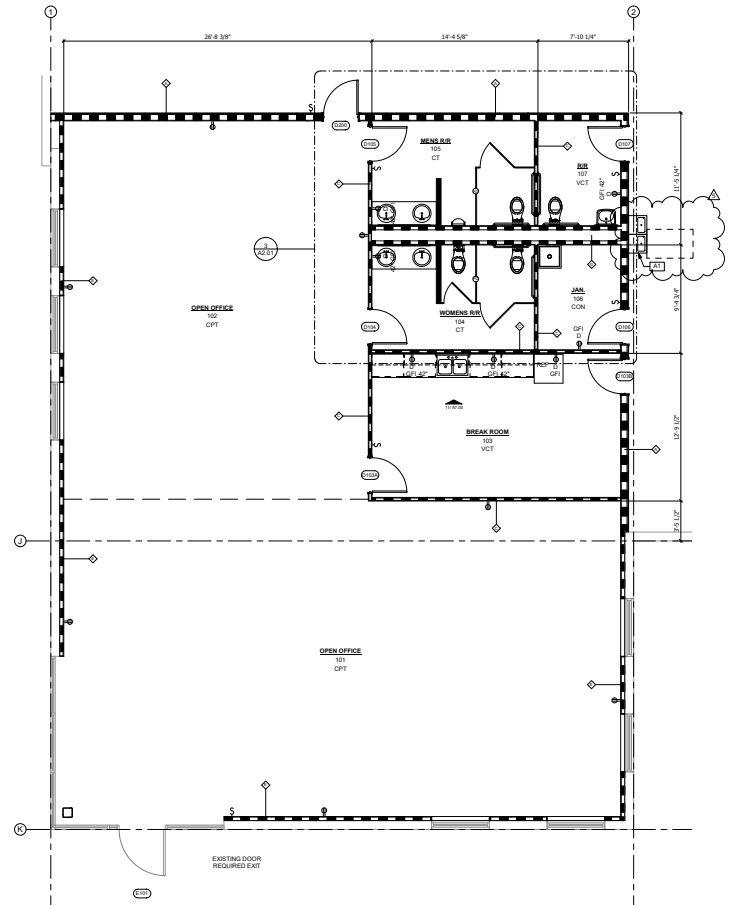


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BUILDING 1 | OFFICE - 3,140 SF



BUILDING 2 | OFFICE - 3,030 SF

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REAL ESTATE
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Project Location:

Located at the corner of W. Airport and Dairy Ashford in the prestigious area of Sugar Land, Texas.

State-of-the-art project with outstanding visibility and easy access to US 59 and Highway 90A.

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