

FAIRMONT INDUSTRIAL CENTER

11800 FAIRMONT PARKWAY, LA PORTE, TEXAS 77571

Owned and developed by:



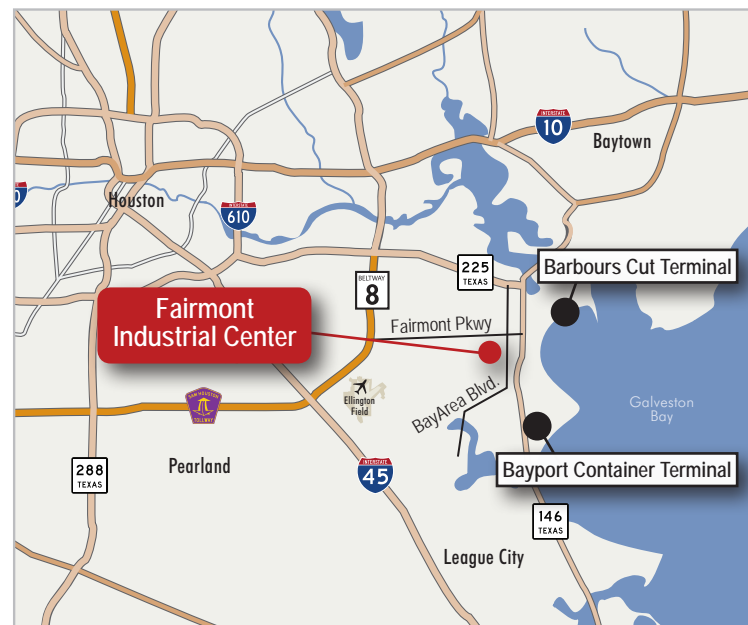
FOR LEASE

±22,500 SF on ±1.75 acres
Available For Occupancy



PROJECT FEATURES:

- ±22,500 SF crane-ready building situated on ±1.75 acres
- Additional ±1.75 acres for expansion or build-to-suit
- Build-to-suit office: allowance for 10% finish
- 20-ton crane capacity with ±20' hook height
- 28' clear height
- Two 50' bays on 25' centers
- Power: 400 amps, 480V, 3-phase
- Drive-through capability
- Overhead doors: Four at 14' x 16'
- Regional detention and utilities provided
- Tax rate: 2.25%
- Excellent access to Highway 146 and Bay Area Boulevard via Fairmont Parkway



- Fairmont Industrial Center is a deed-restricted business park strategically located in the La Porte Industrial District
- Location allows for excellent access to the high concentration of Refineries & Petro-Chemical Plants in this region
- Opportunities for build-to-suit and design build projects

For more information, contact:

Richard Quarles, CCIM

Senior Vice President | National Director

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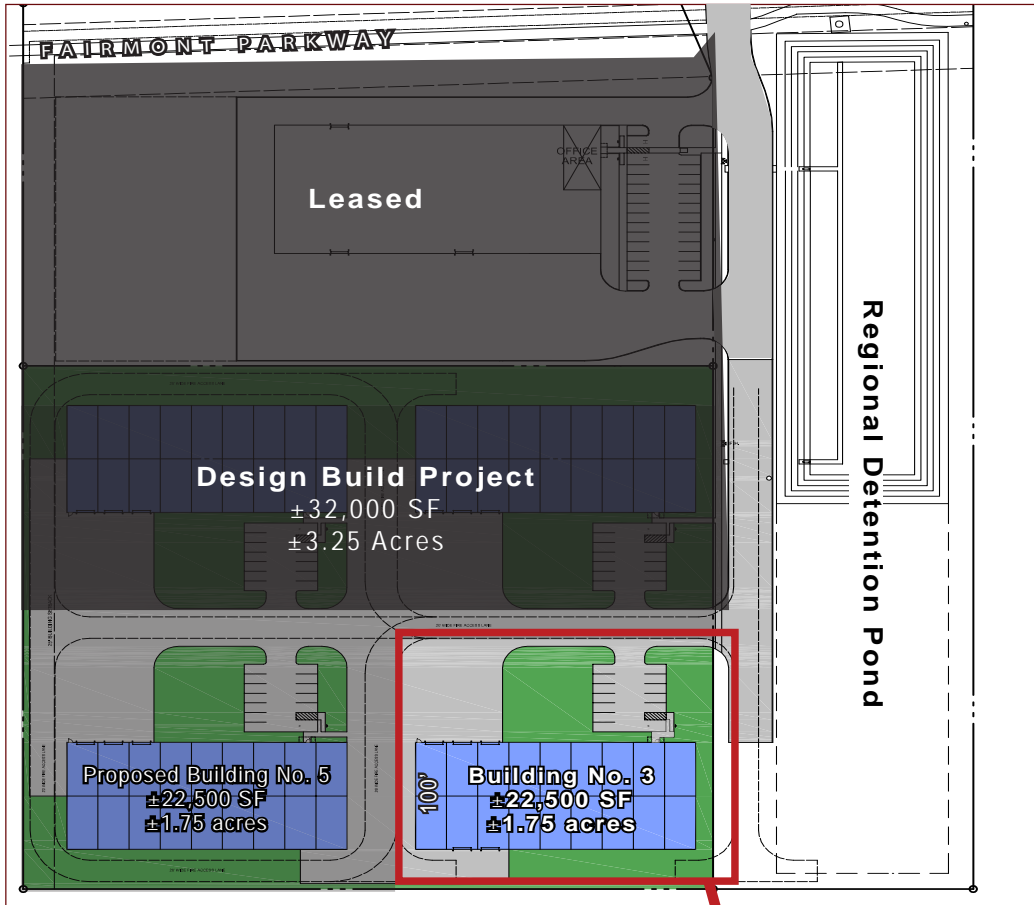
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