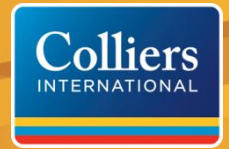


FOR SALE OR LEASE > INDUSTRIAL SPACE



# Gillingham Distribution Center

1601 GILLINGHAM LANE, SUGAR LAND, TX 77478



Gillingham Distribution Center is a 370,000 SF freestanding office warehouse building that can house up to three tenants in spaces starting at approximately 86,000 SF. Located in the prestigious Sugar Land Business Park, Gillingham Distribution Center is a Class A facility which provides a premier location as well as strategic access to both city and county incentives for prospective tenants or owners.

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## Gillingham Distribution Center > Industrial Space

Located within the Sugar Land Business Park in Fort Bend County, Gillingham Distribution Center will provide the corporate identity your company desires. With the Fort Bend and Sugar Land Economic Development Councils providing incentives for companies to relocate their businesses to Sugar Land, now is the time to take advantage of the opportunity to own or lease this Class A asset.

## Building Amenities

- > ±369,439 SF (divisible to 86,000 SF)
- > ±30,466 SF of office space
- > 28' and 38.5' clear heights
- > 69 Total Overhead Doors
- > 44 dock doors with levelers and seals in place
- > 2 Oversize drive-in ramps
- > Power: 2,000 amp service
- > Year of Completion: 2005 & 2007
- > Class IV sprinkler
- > Gated and secured truck court
- > 45' x 50' column spacing
- > 315 parking spaces
- > Additional ±5.0 acres available for expansion, parking, or yard storage
- > Lease Rate: \$0.48/SF NNN
- > Sale Price: \$19,500,000

## What is the Freeport Tax Exemption?

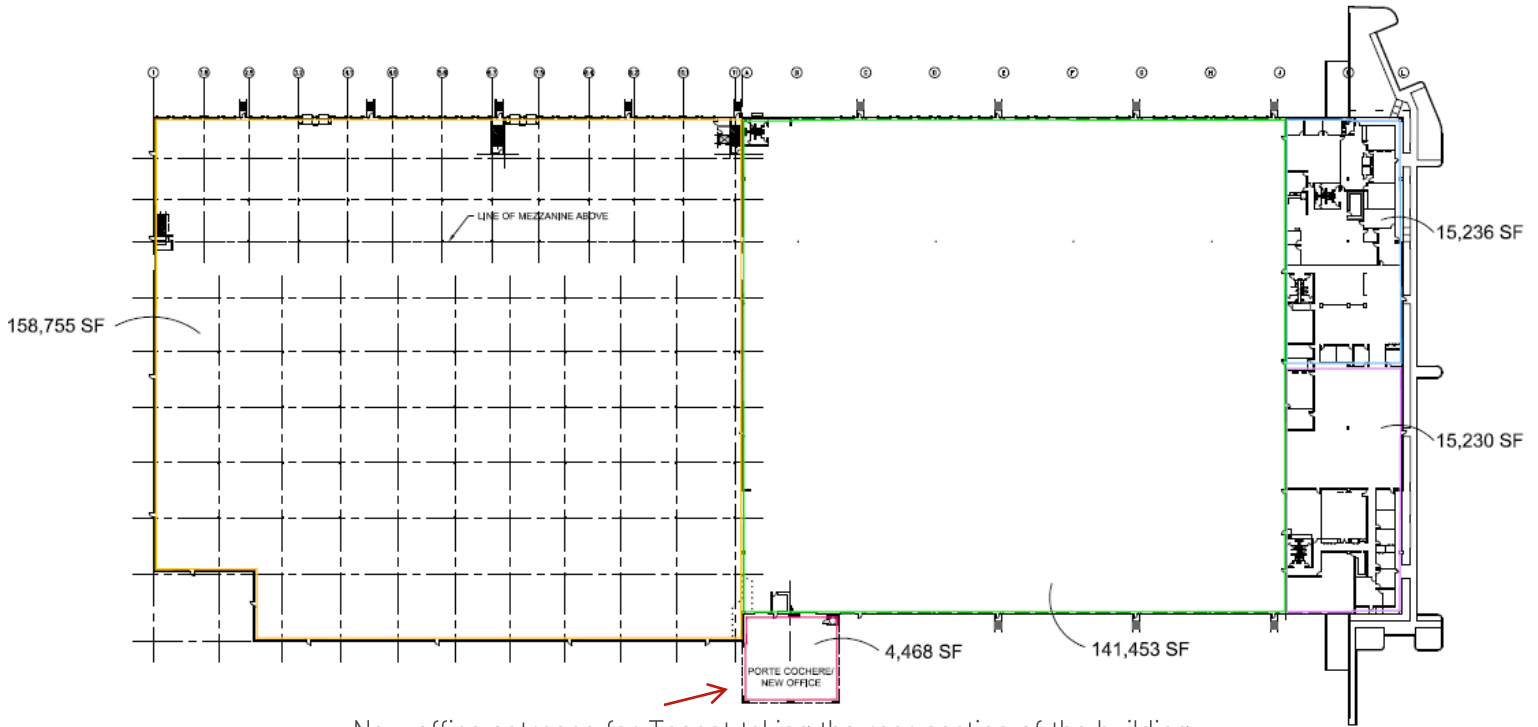
It is an exemption of ad valorem taxes on Freeport inventory. Freeport goods are inventories (raw materials, goods-in-process, and finished products) acquired by a business and held for no more than 175 days before being shipped out-of-state. This exemption is offered by the Fort Bend Independent School District and Fort Bend County.

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New office entrance for Tenant taking the rear section of the building.

## Gillingham Distribution Center > Site Plan

Gillingham Distribution Center contains a ±330,674 SF building foot print on 21.11 acres. There is an existing structural mezzanine in the warehouse which provides an additional 38,399 SF for a total of 369,439 SF. This structural mezzanine is serviced by both freight and personnel elevators and can also provide office space if needed. The existing porte cochere can be enclosed and converted to provide 4,468 SF of office and a visible entrance for a tenant taking the rear section of the Building.

Gillingham Distribution Center was built in two phases with Phase I completed in 2005, and Phase II completed in 2007. Phase I has a 171,919 SF cross-dock configuration, while Phase II has a 158,755 SF rear-load configuration.



Proposed new entry /office.

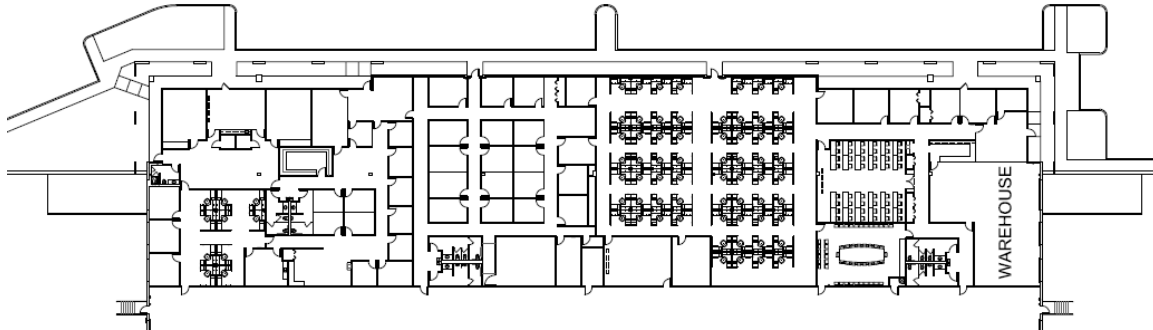
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# Gillingham Distribution Center

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POTENTIAL OFFICE MODIFICATIONS AND FURNITURE LAYOUT



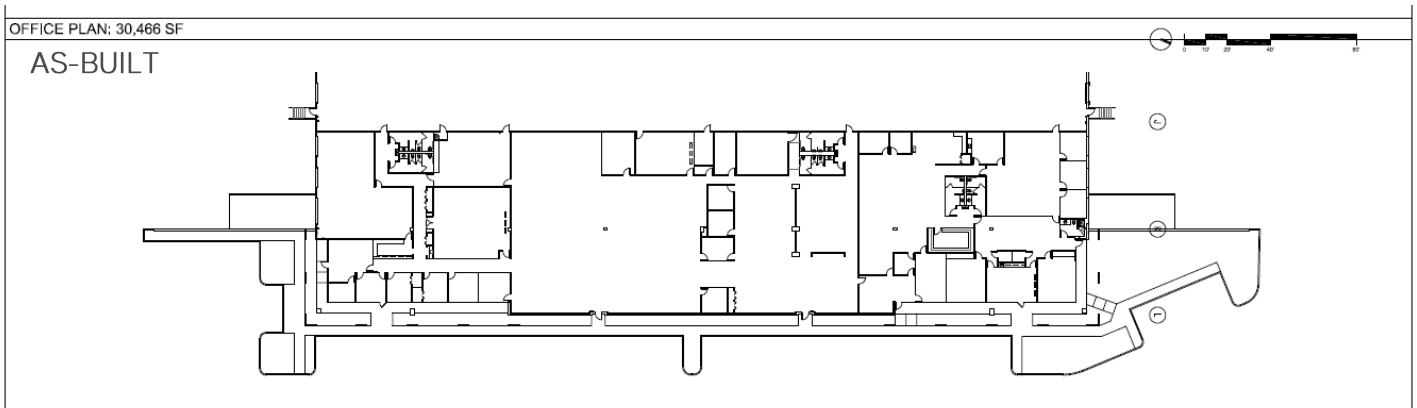
## Gillingham Distribution Center > Floor Plan

Gillingham Distribution Center contains ±30,466 SF of move-in ready office area. The existing office is divisible to 15,230 SF to allow multiple tenants to occupy the building. Special amenities include an executive wing with a private entrance as well as a raised floor server room. Much of the office area is an open floor concept and any alterations could be made with ease. Sample furniture layouts for the office space are shown above, as well as the rendering to the right showing added windows in the office area.

The existing porte cochere area can also be enclosed to provide 4,468 SF of office space for a tenant taking the 158,755 SF of warehouse in the newer, higher clear-height section of the building. In addition, there are existing climate controlled areas on the mezzanine level that can be converted to office use. The building has over 300 parking spaces to serve the significant office component.



Proposed addition of glass for more outside light to office area.



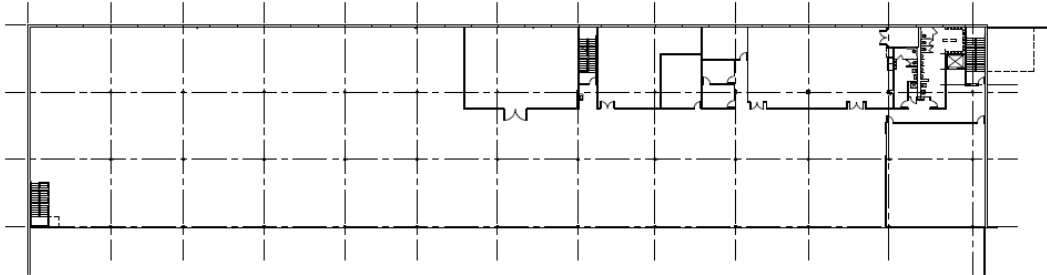
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MEZZANINE PLAN: 38,765 SF



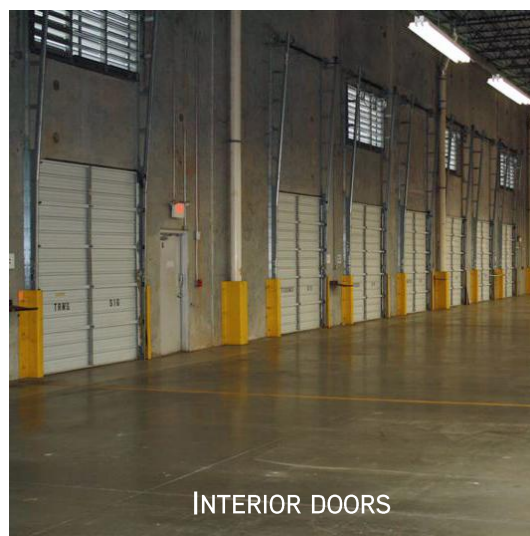
MEZZANINE



MEZZANINE FROM GROUND



INTERIOR OFFICE



INTERIOR DOORS

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## Contact Us

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## Please contact us to see this property

Do not miss this opportunity to lease or own a Class A asset in Sugar Land, Texas. Fort Bend County continues to be one of the fastest growing counties in America. Freeport Tax Exemption is available on all qualified inventory. Contact the Sugar Land and Fort Bend Economic Development Councils to inquire about incentives available when you move your business to the Gillingham Distribution Center..

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