

**Office Headquarters/Distribution Center for Sale or Lease - ±369,364 SF**  
**±164,925 SF Available for Immediate Occupancy**  
**1601 Gillingham, Sugar Land TX 77478**



Property Owned & Managed By:  
 Northstar Commercial Partners  
[www.1601gillingham.com](http://www.1601gillingham.com)



**Site Features:**

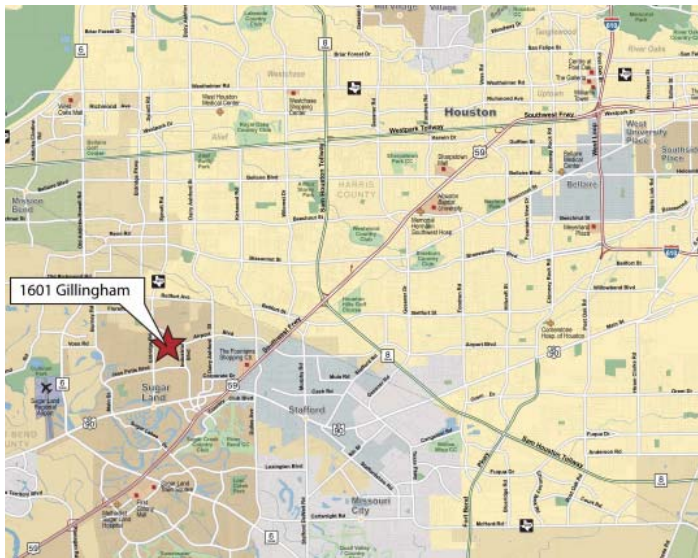
- ±330,965 SF
- +38,399 SF Structural mezzanine
- ±369,364 SF Total
- ±164,925 SF available for occupancy
- 21.11 acre site with ±5 acres of land for expansion
- 360' - 379' building depth
- 45' x 50' column spacing
- 28' - 38.5' minimum clear height
- 45 dock high doors with levelers and seals
- 120' truck court with 7" thick truck apron
- Class IV sprinkler system (ESFR compatible)
- Drive-in Ramp with oversized door
- Warehouse floor - 6" - 8" thick
- 6 large warehouse fans
- Power - 2,000 amps, 277/480 volt, 3 Phase
- Sale Price - \$19,995,000
- Lease Rate - \$0.50/SF Warehouse  
 \$0.25/SF Mezzanine
- Real estate taxes: \$393,898.89 (2008)

**For More Information, Contact:**

Bob Berry, SIOR Executive Vice President +1 713 888 4028 <a href="mailto:bob.berry@am.jll.com">bob.berry@am.jll.com</a>	Jarret Venghaus, SIOR Vice President +1 713 888 4035 <a href="mailto:jarret.venghaus@am.jll.com">jarret.venghaus@am.jll.com</a>	Neal Stephenson Associate +1 713 888 4076 <a href="mailto:neal.stephenson@am.jll.com">neal.stephenson@am.jll.com</a>	Leah Miller Dispositions Coordinator +1 713 888 4066 <a href="mailto:leah.miller@am.jll.com">leah.miller@am.jll.com</a>
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**Property Features:**

- 315 car parks total
- Customer pickup canopy - 15' clear height
- Car ports
- $\pm 5$  acres for expansion

**Location:**

- At the intersection of West Airport Boulevard and Gillingham Lane in Sugar Land Business Park
- Excellent access to Beltway 8, U.S. 90A, U.S. 59 and State Hwy. 6
- Master-planned park environment

**For More Information, Contact:**

Bob Berry, SIOR  
 Executive Vice President  
 +1 713 888 4028  
 bob.berry@am.jll.com

Jarret Venghaus, SIOR  
 Vice President  
 +1 713 888 4035  
 jarret.venghaus@am.jll.com

Neal Stephenson  
 Associate  
 +1 713 888 4076  
 neal.stephenson@am.jll.com

Leah Miller  
 Dispositions Coordinator  
 +1 713 888 4066  
 leah.miller@am.jll.com

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