



# STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

**±158,792 SF AVAILABLE**

13527 Stafford Rd | Stafford, TX

Q1 2026 Delivery



**STRATEGIC STAFFORD LOCATION  
WITH MAJOR TAX ADVANTAGES!**



# STAFFORD CENTRE BUSINESS PARK

A new, Class A industrial park offers a range of  $\pm 54,233$  SF to  $\pm 104,559$  SF across two buildings. The park features a 185' shared truck court, 6" slab, and is equipped with ESFR sprinklers. The HVAC system includes louvers and freeze protection, while the building design incorporates a clerestory feature for improved natural lighting. Utilities are provided by Fort Bend County Water Control & Improvement District No. 2. The location is particularly attractive, offering excellent accessibility with easy connections to Highway 59 South, Beltway 8, and Highway 90A, making it an ideal choice for efficient transportation. Additionally, the park benefits from significant inventory tax saving with Triple Freeport Exemption and low tax rate/no city tax - \$1.732804 (2024).



**$\pm 54,223$  SF -  $\pm 104,559$  SF**

Total Available



**Front Load**

Configuration



**ESFR**

Sprinklers System



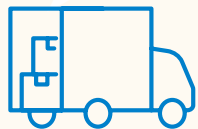
**$\pm 2,507$  SF**

Building 1 Spec Office



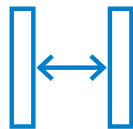
**$\pm 2,364$  SF**

Building 2 Spec Office



**185' (shared)**

Truck Court



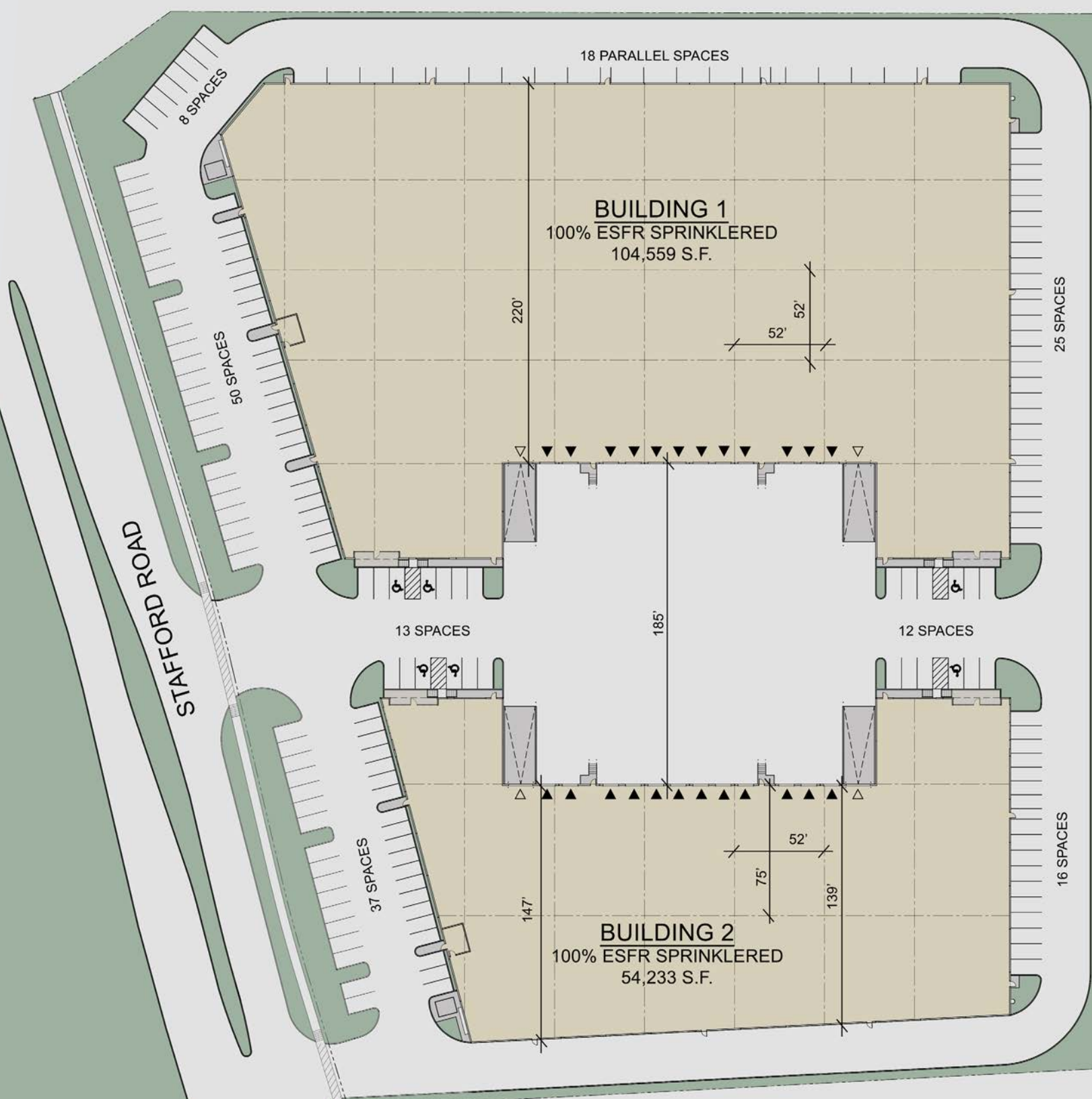
**60' x 52'**

Typical Column Spacing



**1.77%**

Tax Rate



# BUILDING ONE OVERVIEW

TOTAL SF ±104,559 SF

CONFIGURATION Front Load

CLEAR HEIGHT 32'

BUILDING DEPTH 220'

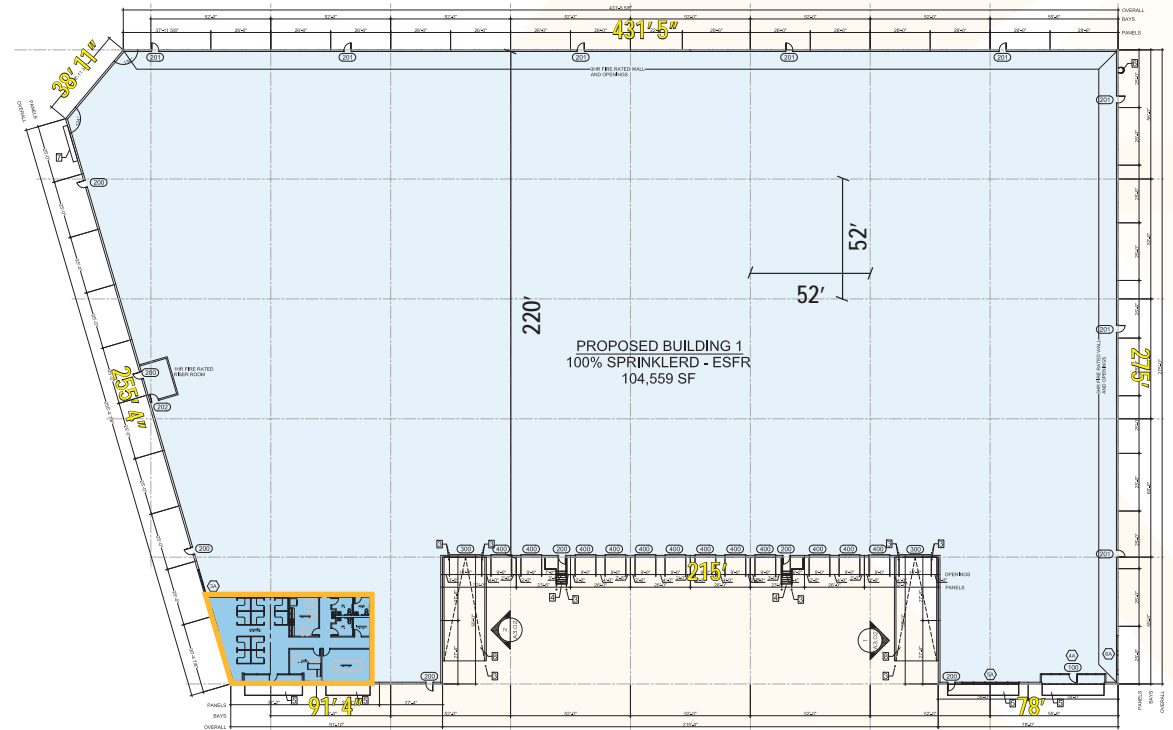
DOCK DOORS Twelve (12)

RAMPS Two (2)  
12'x14' O/H Doors

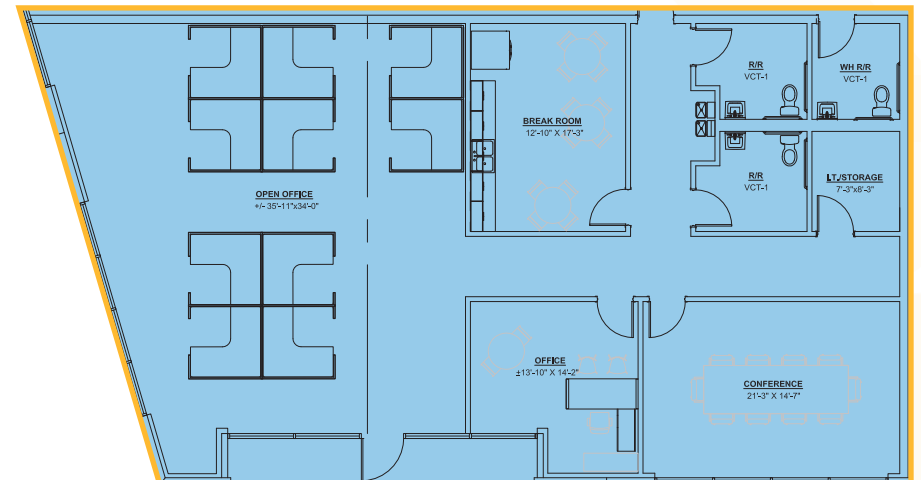
LIGHTS Two (2) Per Bay

TRAILER PARKING 108 Spaces

POWER 1,200 Amps



## Spec Office - ±2,507 SF



±54,223 SF

## CONFIGURATION

## Front Load

## CLEAR HEIGHT

28'

## BUILDING DEPTH

135' - 145'

## DOCK DOORS

Twelve (12)

## RAMPS

Two (2)  
12'x14' O/H Doors

# LIGHTS

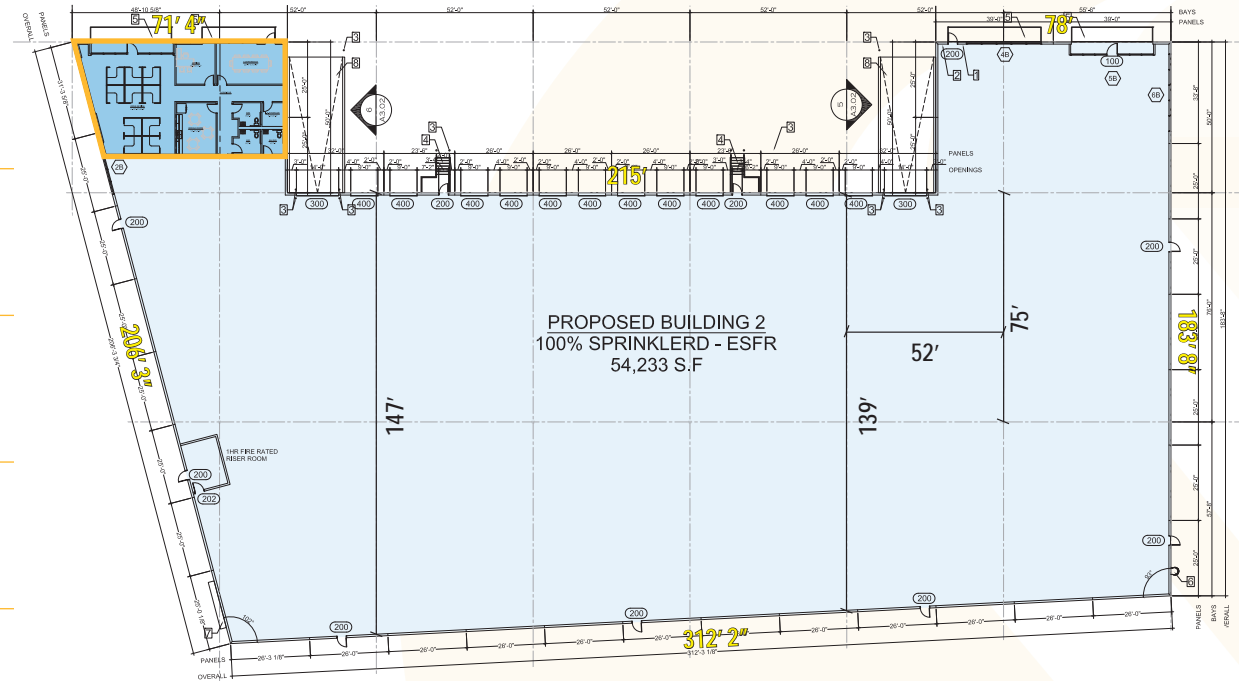
Two (2) Per Bay

## TRAILER PARKING

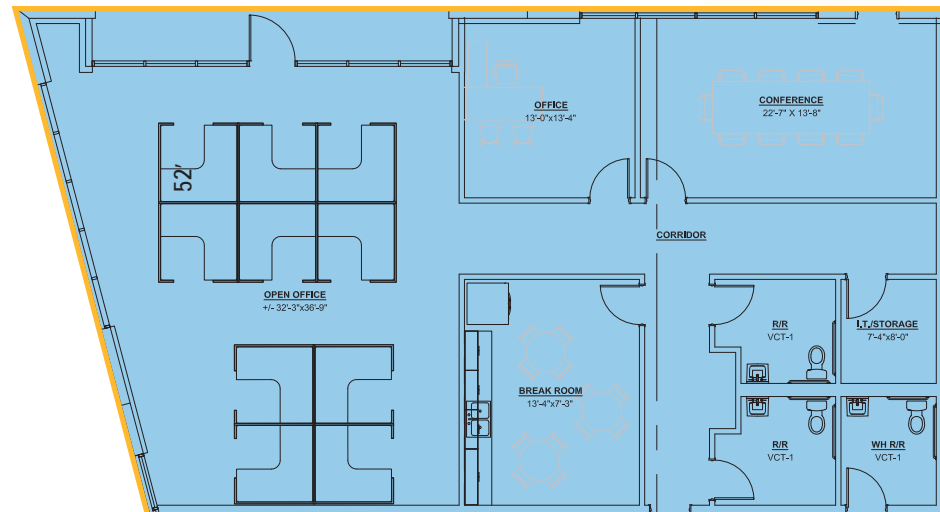
## 56 Spaces

POWER

750 Amps

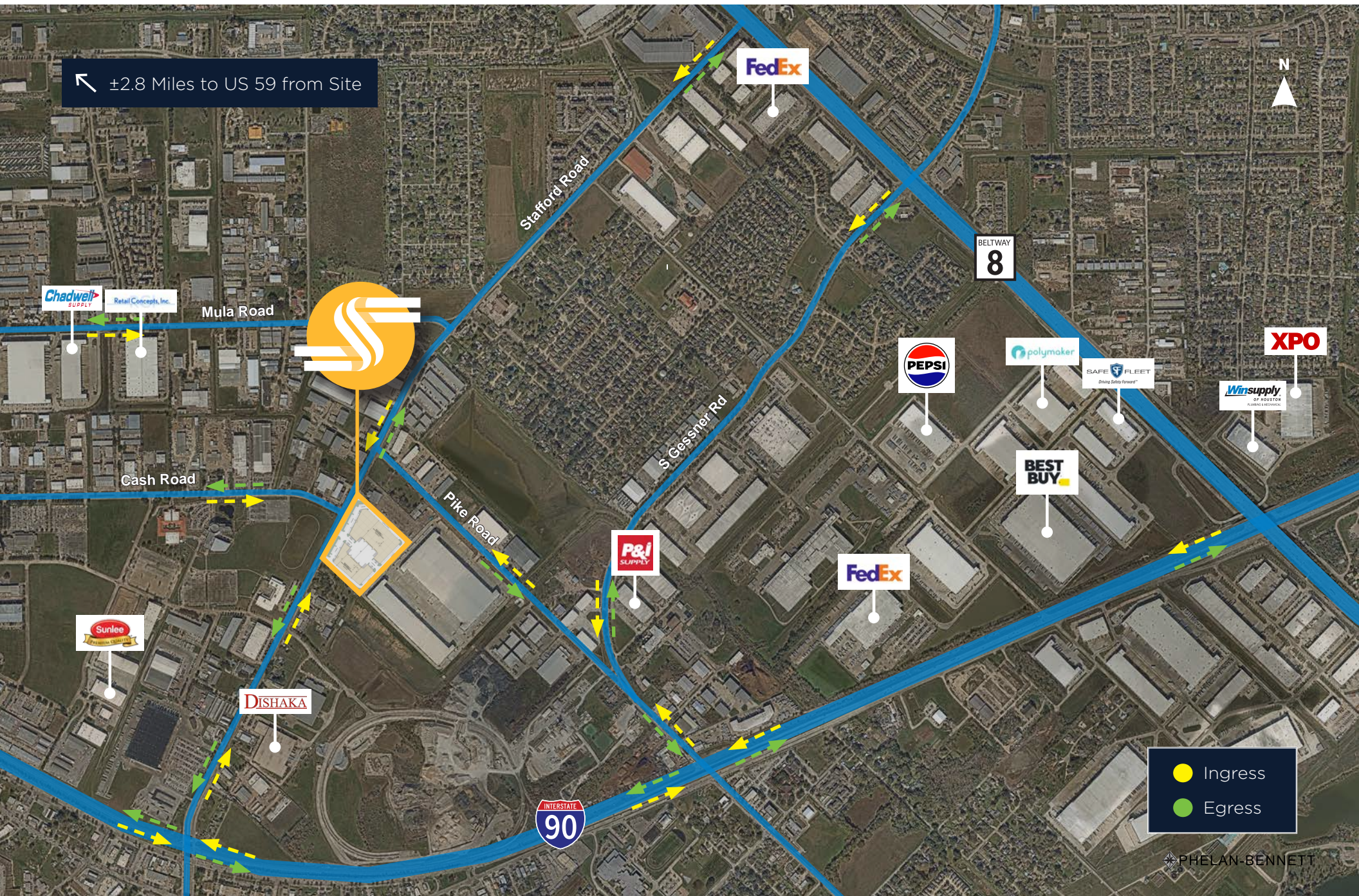


**Spec Office - ±2,364 SF**





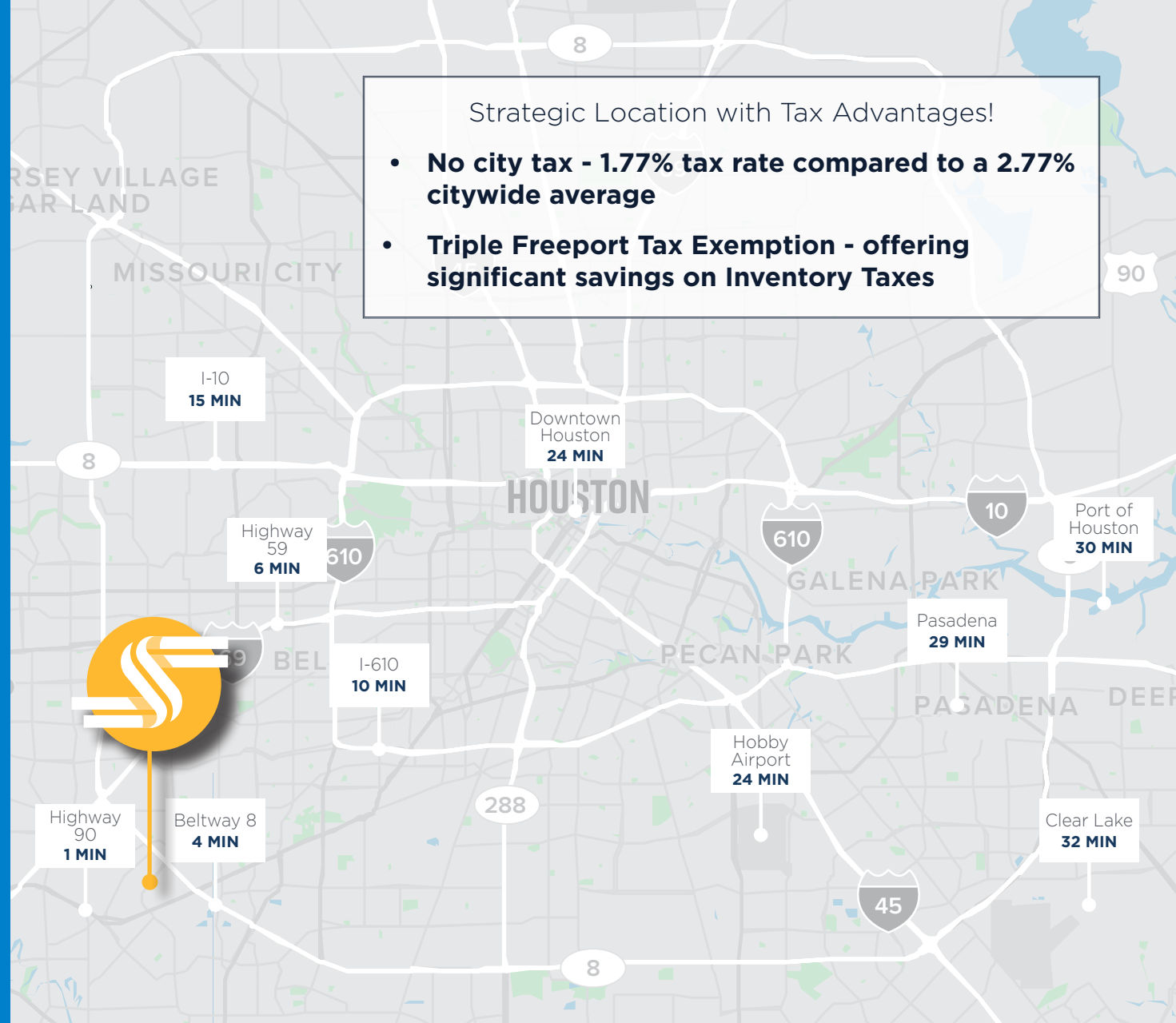
# LOCATION OVERVIEW





# CONTACT

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