



# STAFFORD CENTRE BUSINESS PARK

Development by:  PHELAN-BENNETT

## Building 2

±54,238 SF AVAILABLE

13527 Stafford Rd | Stafford, TX

Q1 2026 Delivery



STRATEGIC STAFFORD LOCATION  
WITH MAJOR TAX ADVANTAGES!



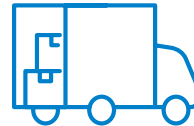
# STAFFORD CENTRE BUSINESS PARK

A new, Class A industrial park offers a range of  $\pm 54,238$  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).



**$\pm 54,238$  SF**

Total Available



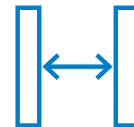
**185' (shared)**

Truck Court



**Front Load**

Configuration



**60' x 52'**

Typical Column Spacing



**ESFR**

Sprinklers System



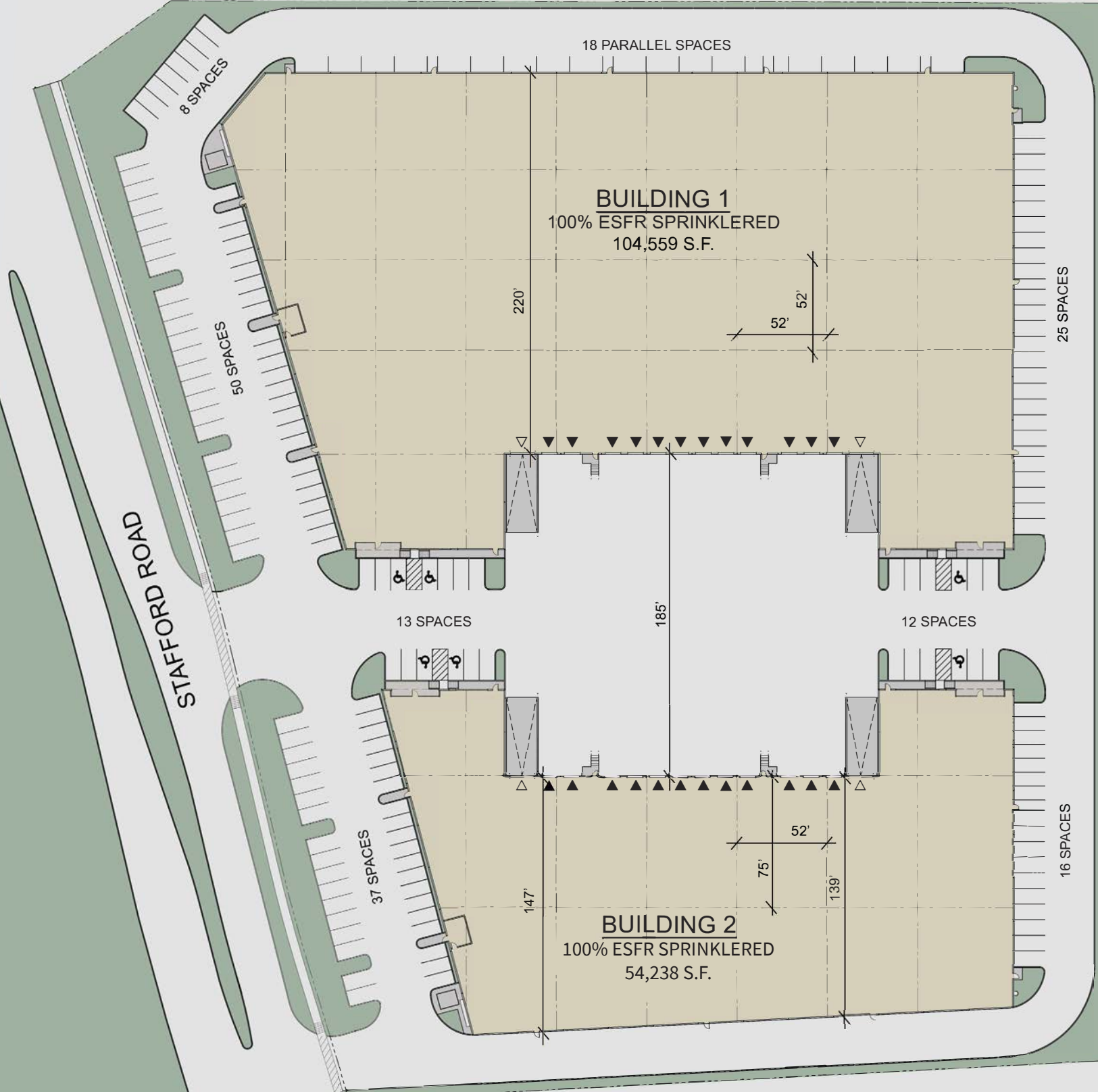
**1.77%**

Tax Rate



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

Building 2 Spec Office



# BUILDING TWO OVERVIEW

TOTAL SF ±54,228 SF

CONFIGURATION Front Load

CLEAR HEIGHT 28'

BUILDING DEPTH 135' - 145'

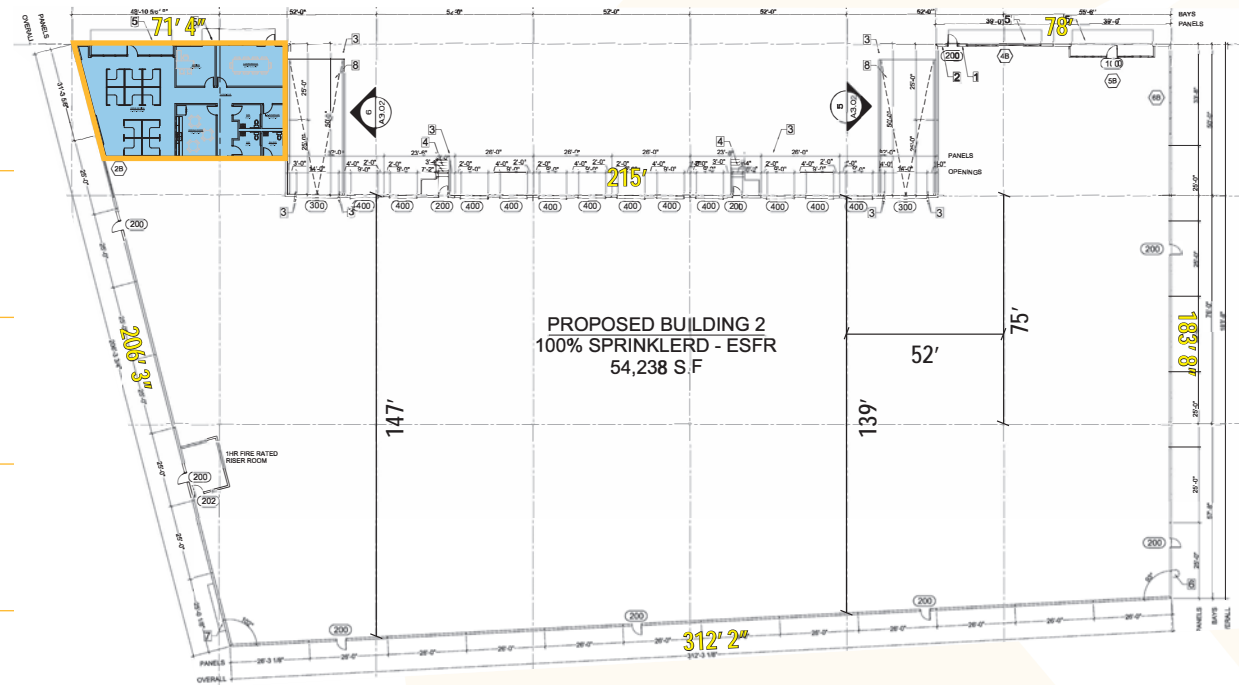
DOCK DOORS Twelve (12)

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

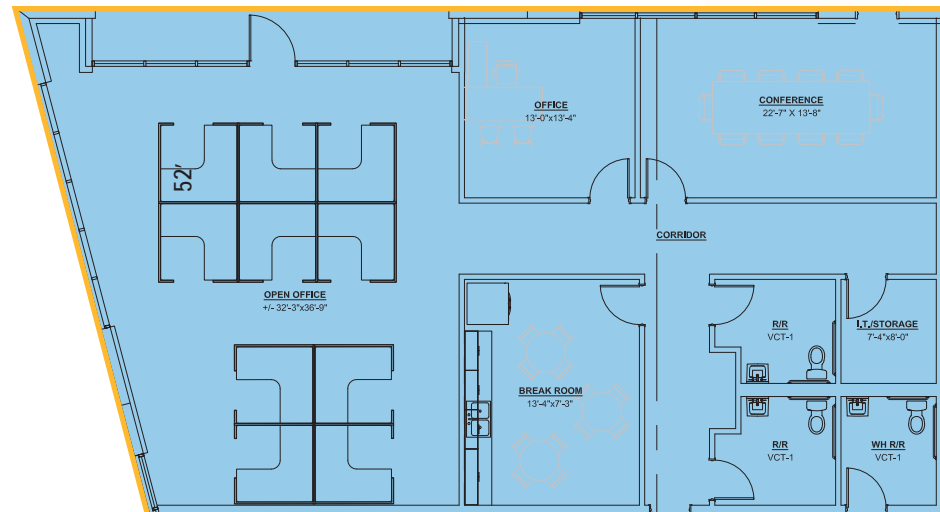
LIGHTS Two (2) Per Bay

PARKING STALLS 56 Spaces

POWER 750 Amps

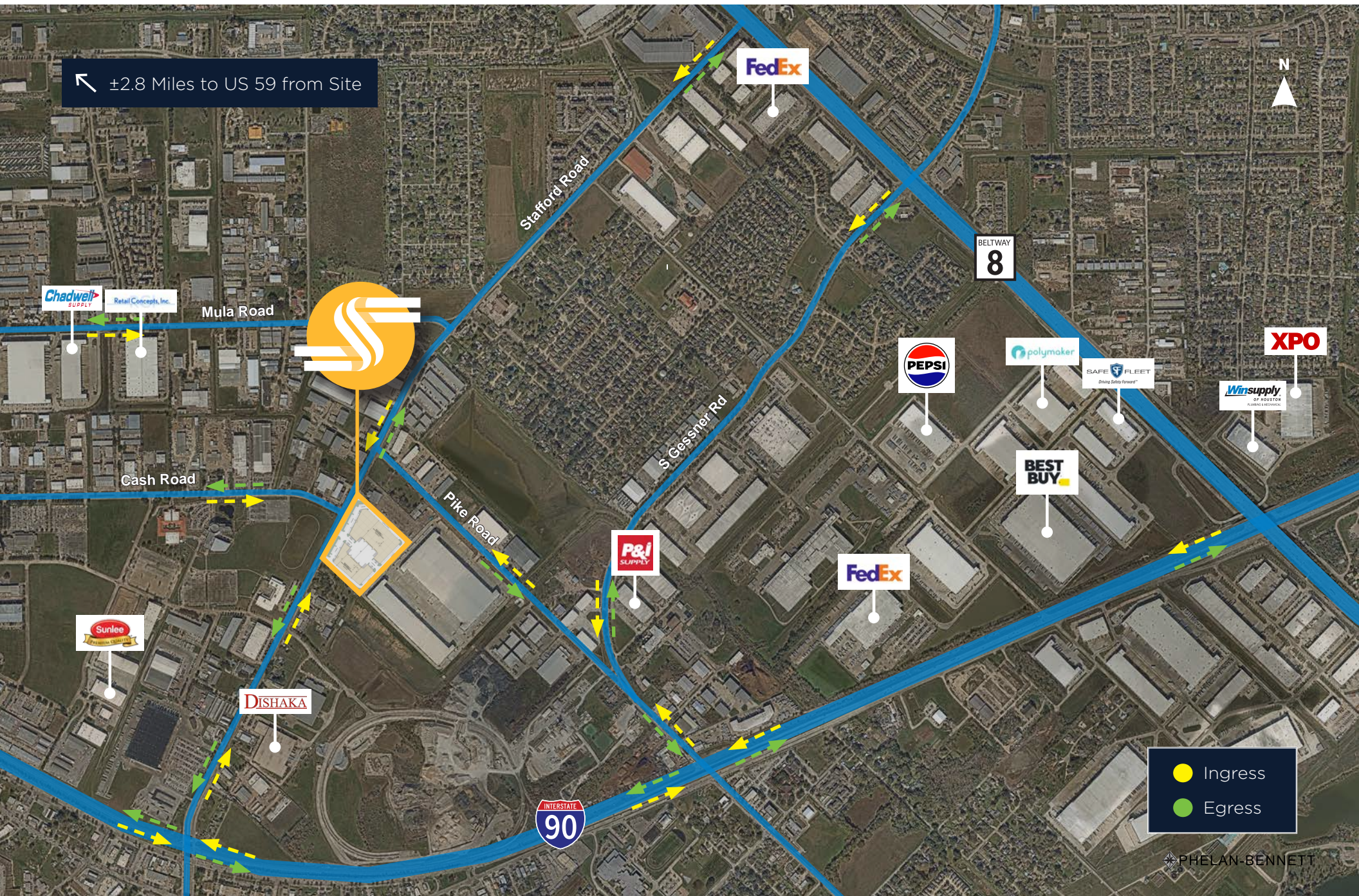


## Spec Office - ±2,364 SF





# LOCATION OVERVIEW

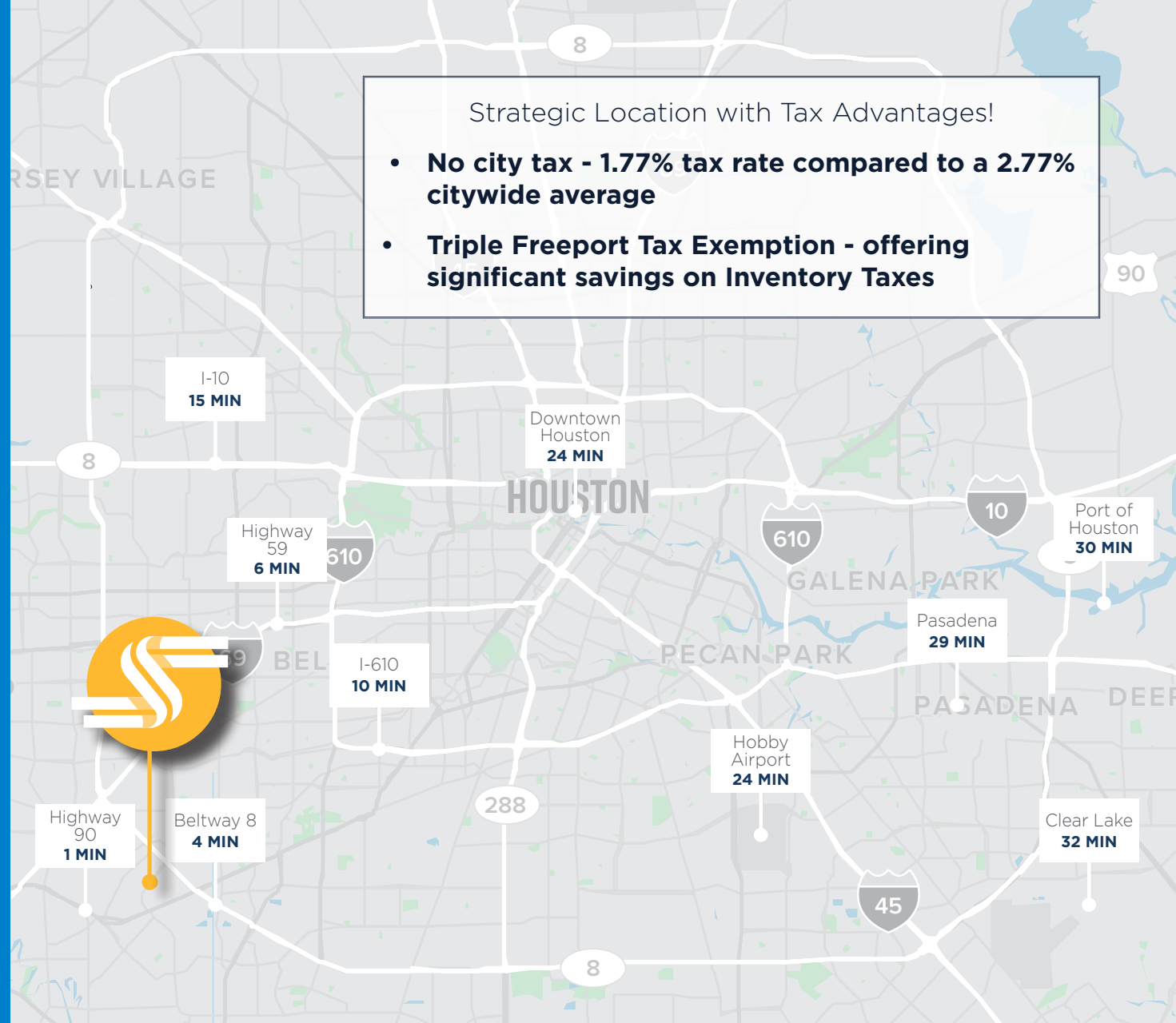




# CONTACT

MARK NICHOLAS, SIOR  
Executive Vice President  
+1 713 805 6330  
mark.nicholas@jll.com

JARRET VENGAUS, SIOR  
Executive Vice President  
+1 713 888 4035  
jarret.venghaus@jll.com



Development by:



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