

# FOR LEASE OR SALE

1207-1215 RANKIN RD. HOUSTON, TX 77073

*NEW CONSTRUCTION: PHASE I DELIVERING Q42021*



## FAIRWAY NORTH LOGISTICS PARK



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# FAIRWAY NORTH LOGISTICS PARK

## AVAILABLE FOR SALE OR LEASE

Click on the link below and get up to date on the construction progress at Lovett's newest development Fairway North Logistics Park, the most accessible new industrial park in the North market with quick access to the Hardy Toll Road N and S, Beltway 8 E and W, and I-45 N and S via Rankin Rd. or Beltway 8. Logistics and delivery routes are unmatched. Please don't forget the low mud tax rate for real property and inventory at \$0.32/SF annually will save your clients from \$0.03 - \$0.06/SF/mo off their monthly rate compared to the competing properties in the market. This kind of OPEX savings cannot be ignored and your clients will appreciate finally getting a break on taxes.

## PROPERTY HIGHLIGHTS

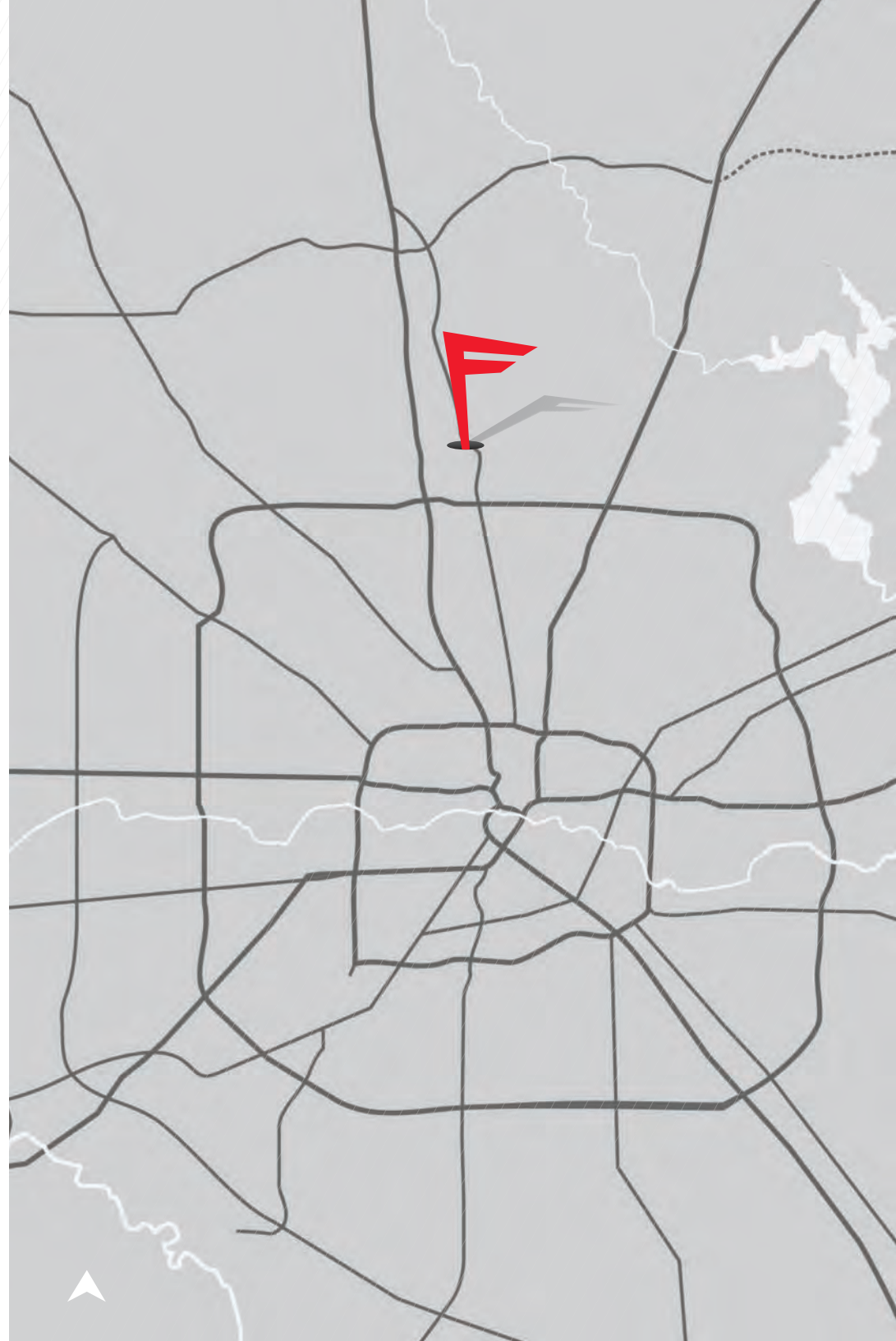
- **Phase I Delivering Q4 2021**
  - Building 2 (1211 Rankin Rd): 392,480 SF - Cross Dock
- **Phase II Estimated Delivery: Q4 2021 - BTS Also Available**
  - Building 3 (1215 Rankin Rd): 235,600 SF - Cross Dock
- **Phase III Estimated Delivery: TBD - BTS Also Available**
  - Building 1 (1207 Rankin Rd): 113,520 SF - Rear Load
- Extremely low MUD rate @ \$0.33/\$100 value
- Available for lease or sale
- Harris County, TX



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## **BUILDING 1:** 1207 RANKIN RD

- Rear Load
- 113,520 SF available (divisible)
- 32' clear height
- 60' speed bays
- 180' truck court
- 35 trailer parks
- 127 parking spaces

## **BUILDING 2:** 1211 RANKIN RD

- Cross Dock
- 392,480 SF available (divisible)
- 36' clear height
- 60' speed bays
- 180' truck court
- 98 trailer parks
- 394 parking spaces
- (43) 9' x 10' overhead doors
- (2) 12' x 14' overhead doors

## **BUILDING 3:** 1215 RANKIN RD

- Cross Dock
- 235,600 SF available (divisible)
- 36' clear height
- 60' speed bays
- 130' truck court
- 24 trailer parks
- 216 parking spaces

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