

FOR LEASE

FAIRWAY NORTH BUILDING 1

1207 RANKIN RD
HOUSTON, TX 77073

AVAILABLE NOW



FAIRWAY NORTH LOGISTICS PARK



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PROPERTY WEBSITE](#)



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CONSTRUCTION](#)



FAIRWAY NORTH LOGISTICS PARK

AVAILABLE FOR 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

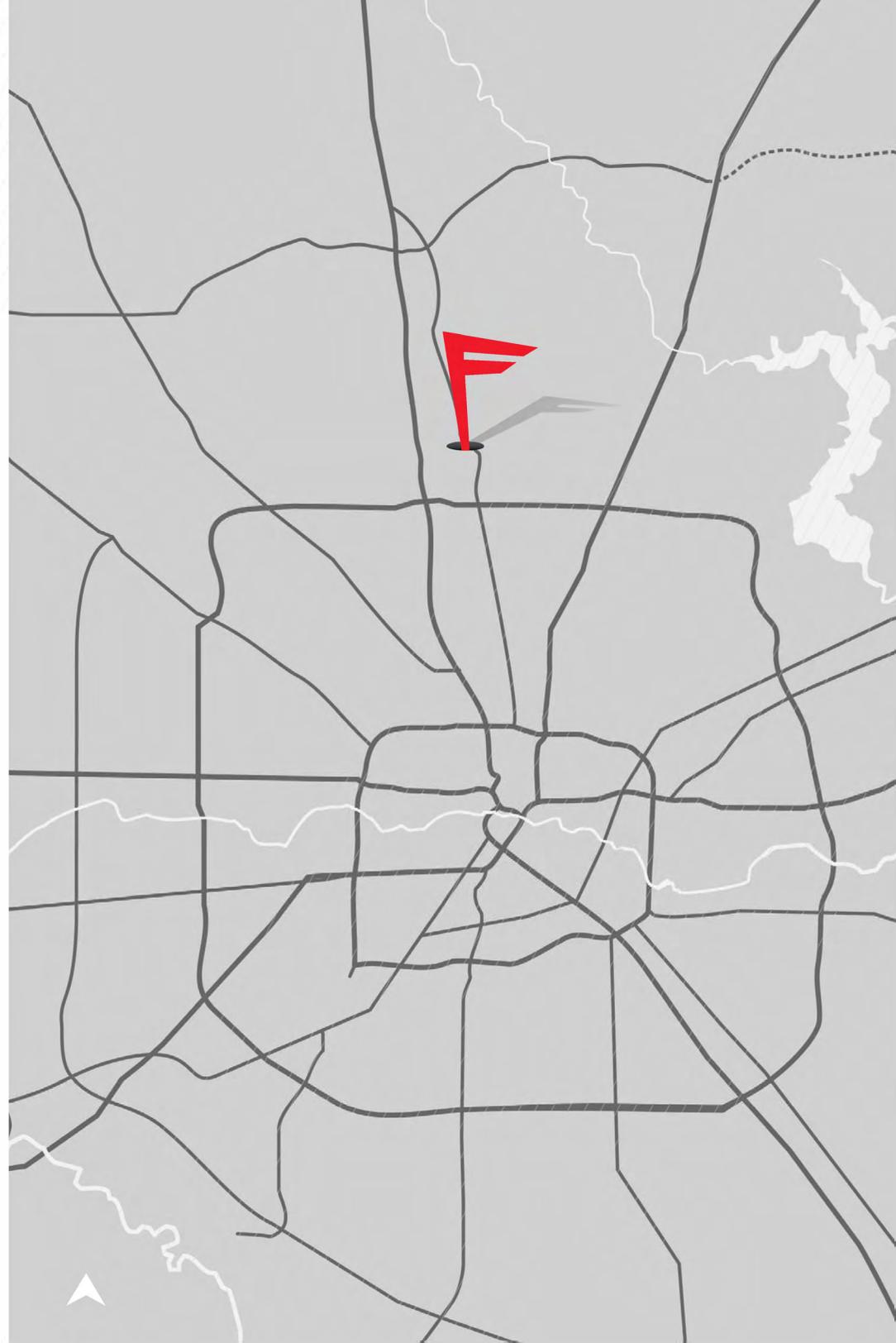
- **Phase I - FULLY LEASED**
 - Building 2 (1211 Rankin Rd): 392,570 SF - Cross Dock
- **Phase II - FULLY LEASED**
 - Building 3 (1215 Rankin Rd): ±235,145 SF - Cross Dock
- **Phase III - 28,294 SF AVAILABLE NOW**
 - Building 1 (1207 Rankin Rd): 113,788 SF - Rear Load
- Extremely low MUD rate @ \$0.33/\$100 value
- Available for lease
- Harris County, T X

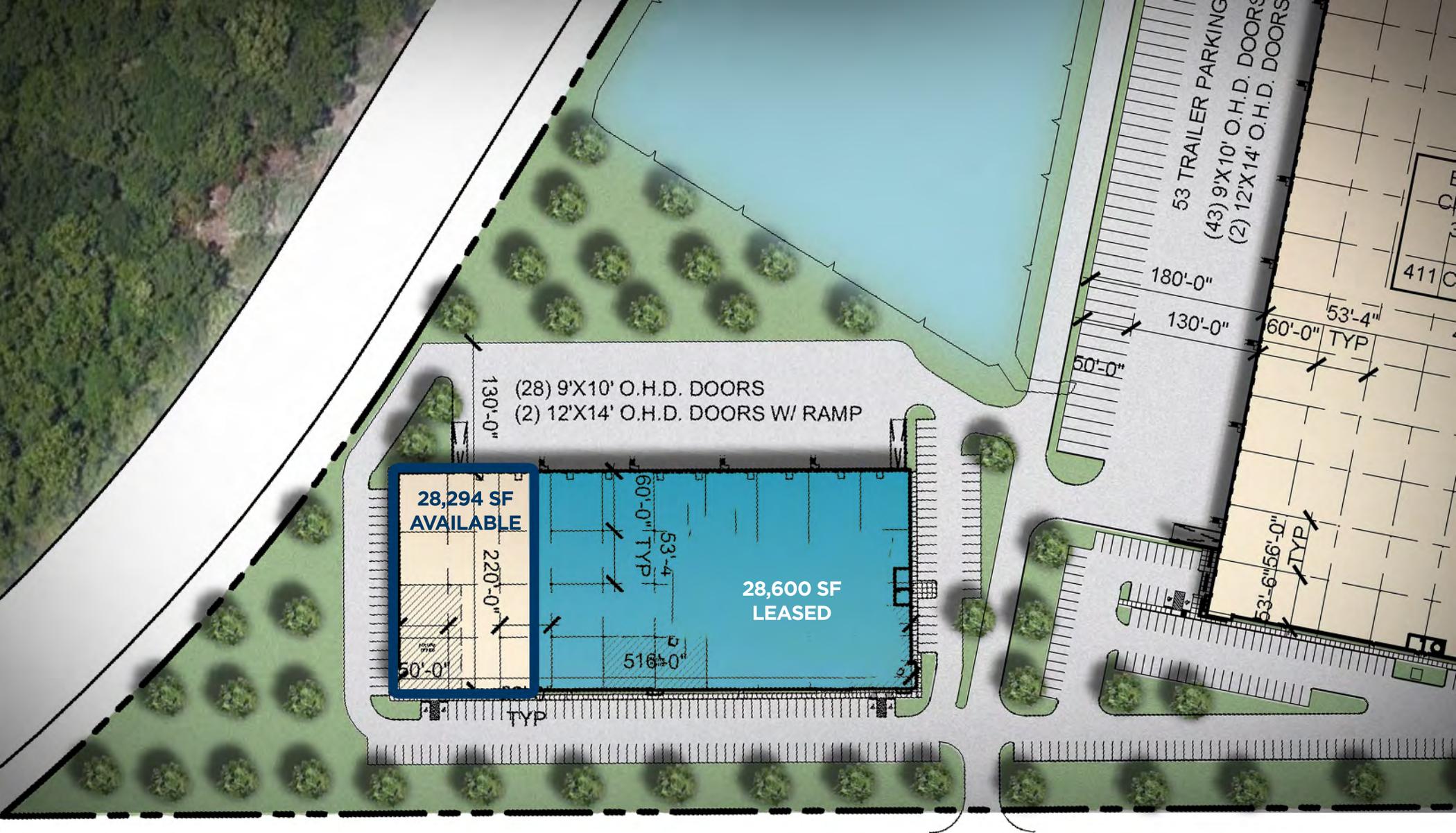


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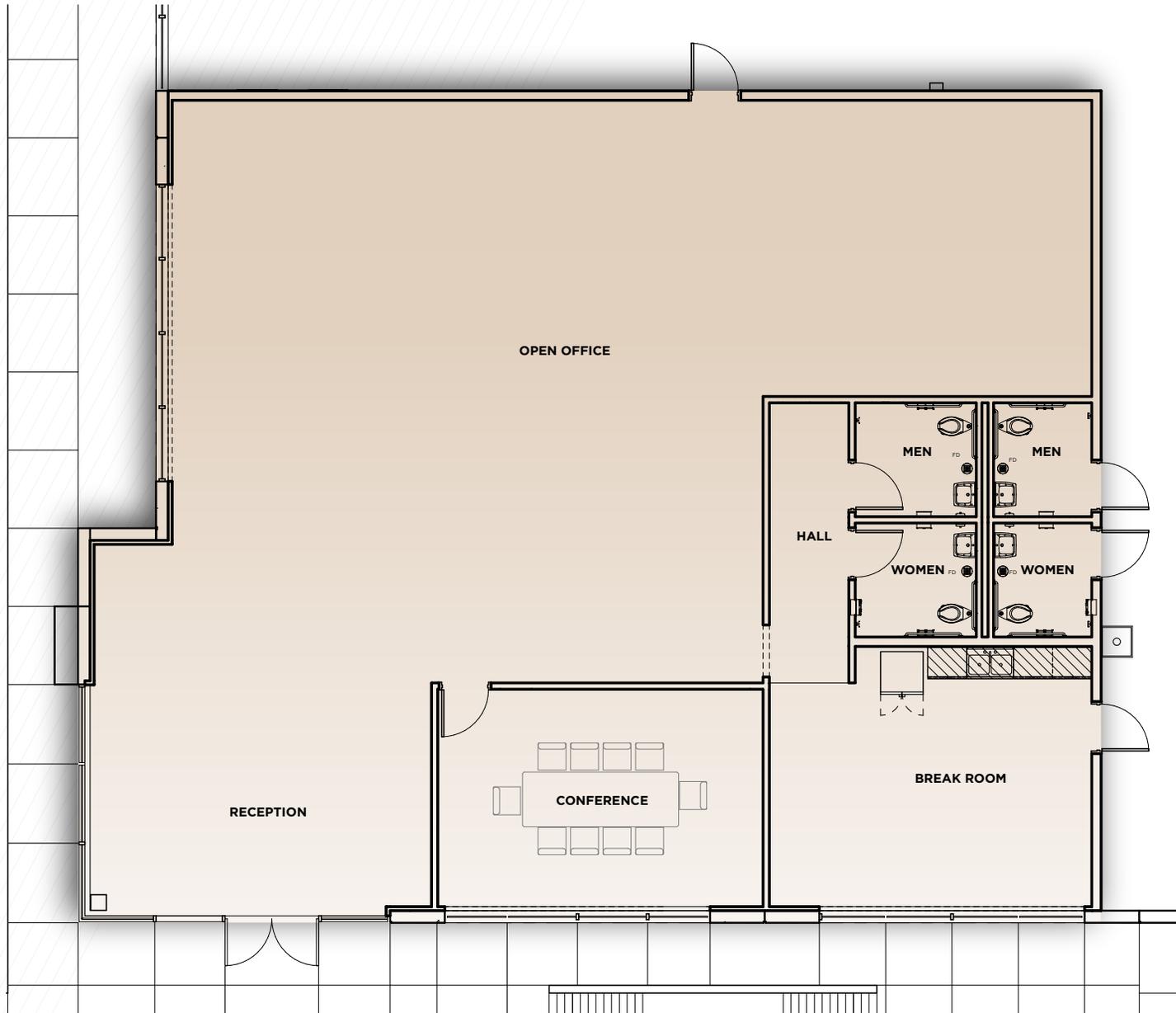




BUILDING 1

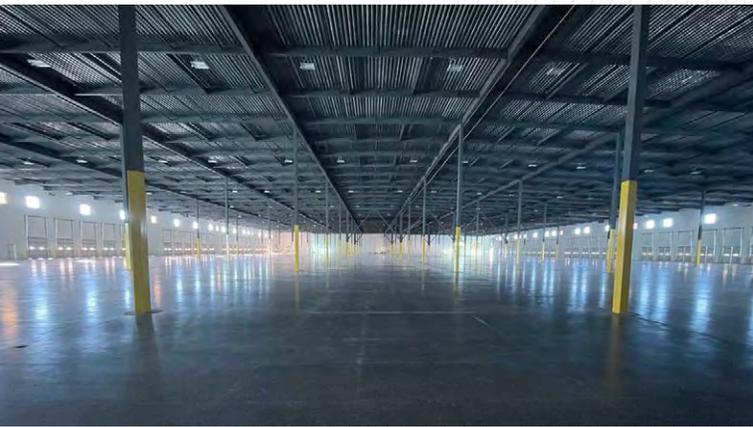
1207 RANKIN RD

- Rear load
- 28,294 SF available (divisible)
- 32' clear height
- 60' speed bays
- 130' truck court
- 5 trailer parks
- 52 parking spaces
- (4) OH doors
- (1) OH door w/ ramp





BUILDING PROGRESS





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