



# ★★★ PATRIOT BUSINESS PARK

10326-10330 VETERANS MEMORIAL DR.  
HOUSTON, TX 77083

**Patriot Business Park** is strategically located in the heart of the North Houston industrial submarket. The project consists of three state-of-the-art buildings totaling 462,543 square feet. With quick access to Beltway 8 and just minutes from I-45, Patriot Business Park provides excellent ingress/egress for users, presenting optimal distribution patterns for their business.

## PROPERTY OVERVIEW

- ★ 3 buildings
- ★ 197 future auto parking spaces
- ★ Building area: 462,591 SF
- ★ Available now for lease
- ★ 285 current auto parking spaces



### DRIVE TIMES:

- 2 minutes** BELTWAY 8
- 17 minutes** IAH Airport
- 17 minutes** I-69
- 7 minutes** I-45
- 10 minutes** HWY 249

FOR SALE OR LEASING INFORMATION, CONTACT

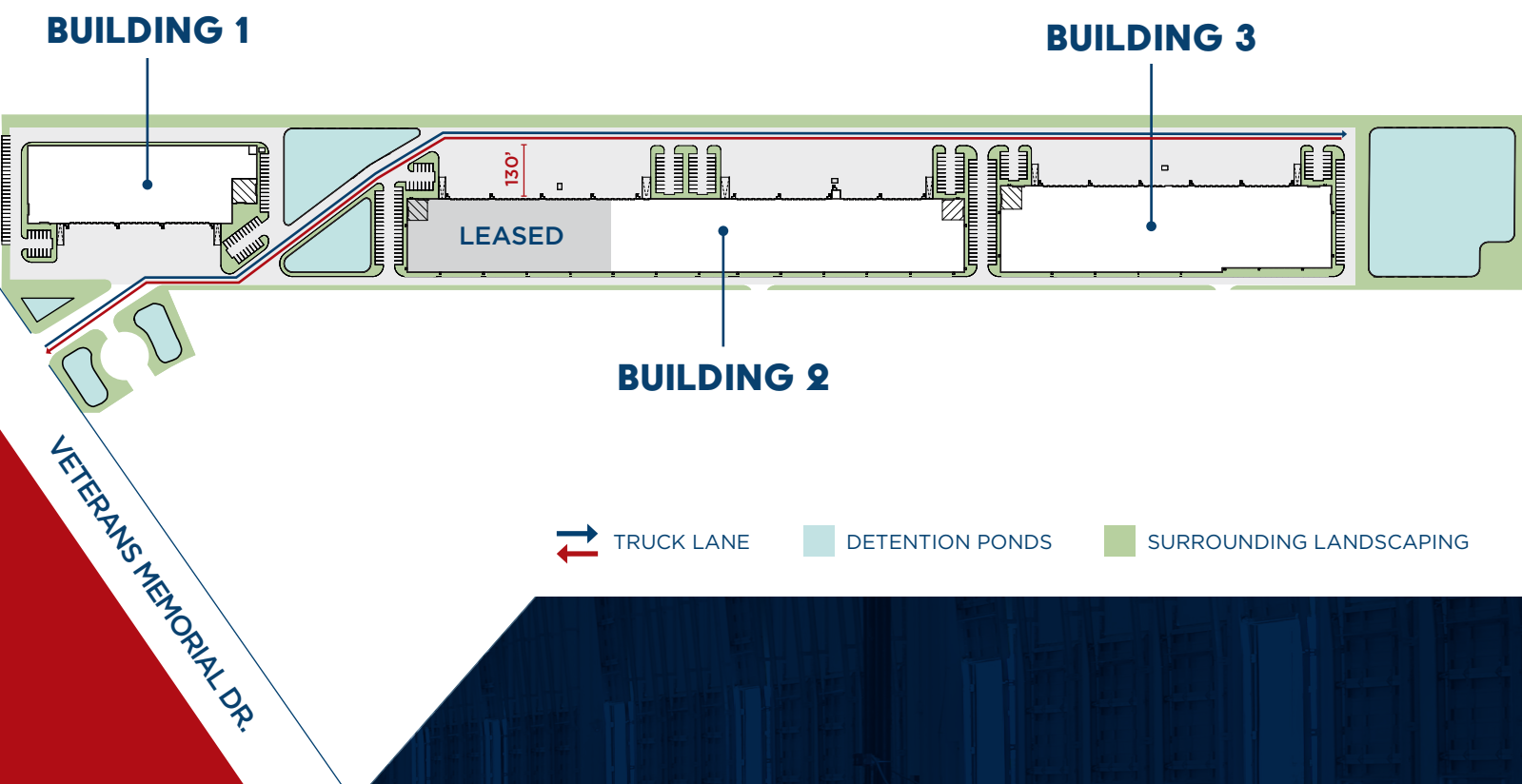
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**NATALIE GILBERT** | 214.499.8911 | natalie.gilbert@streamrealty.com



★★★  
**PATRIOT**  
BUSINESS PARK

**SITE PLAN | 462,591 SF TOTAL**

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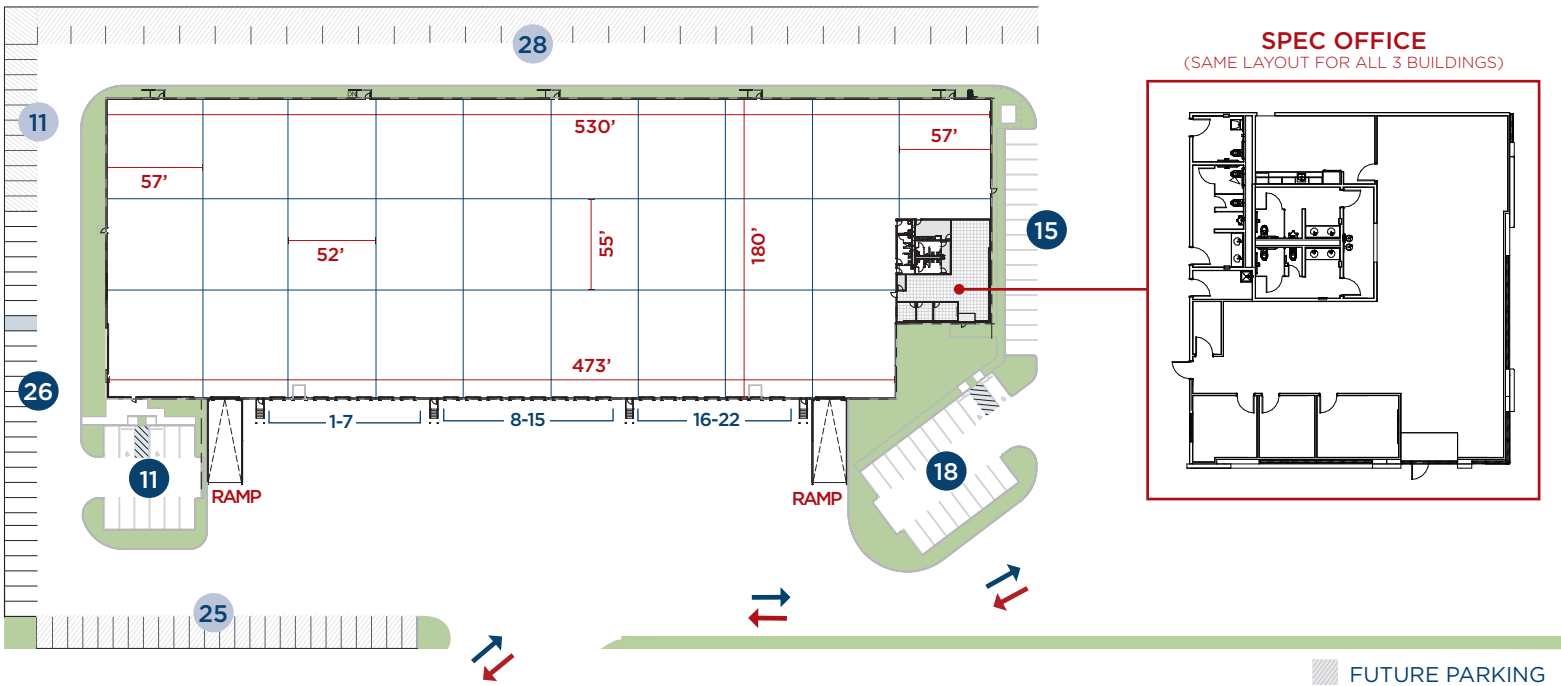
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# ★★★ PATRIOT BUSINESS PARK

## BUILDING 1 SITE PLAN

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## BUILDING 1 FEATURES

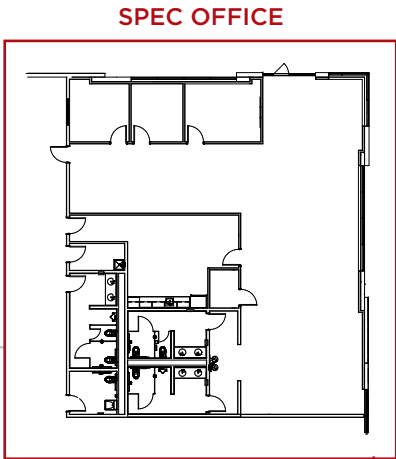
- 92,758 SF Total
- 3,524 SF office
- Front-load
- ESRF sprinklered
- 180' building depth
- 32' clear height
- 22 — 9' x 10' dock-high doors
- 2 — 16' x 18' drive-in ramps
- 70 auto parking spaces
- 64 future parking spaces
- 55' x 52' column spacing
- 2000 AMP service
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 2 — 40k lb. mechanical dock levelers
- 60mil TPO roof

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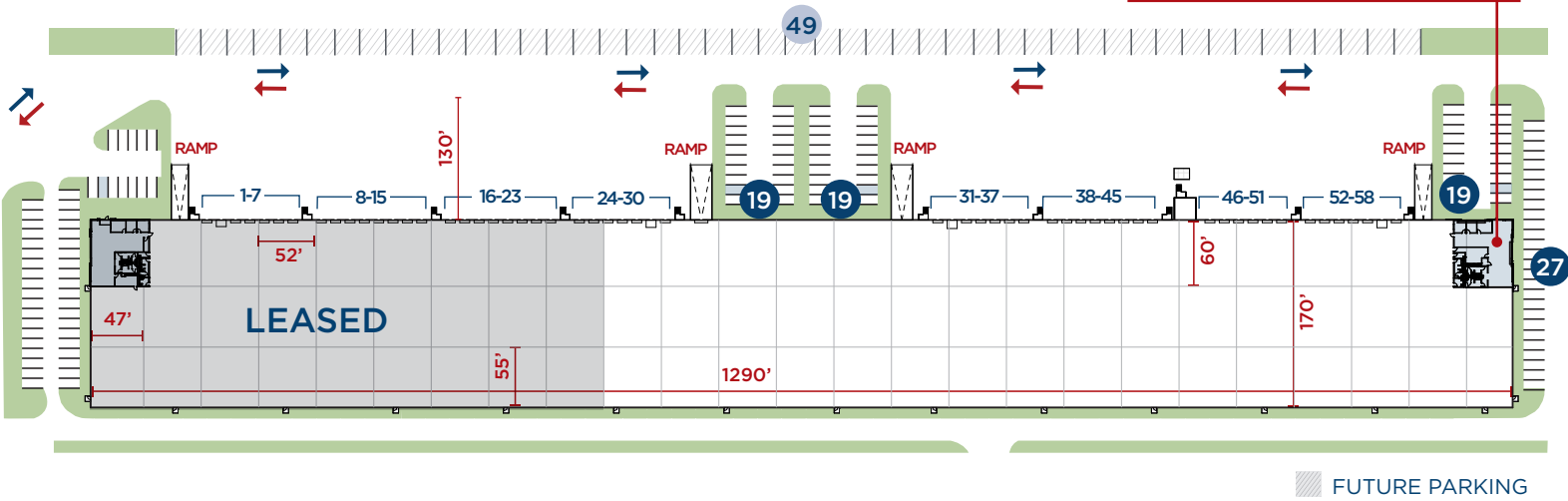


# ★★★ PATRIOT BUSINESS PARK



## BUILDING 2 SITE PLAN

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## BUILDING 2 FEATURES

- 140,535 SF Available (Ability to demise)
- 3,678 SF office
- Front-load
- ESFR sprinklered
- 170' building depth
- 32' clear height
- 33 — 9' x 10' dock-high doors
- 3 — 16' x 18' drive-in ramps
- 84 auto parking spaces available
- 49 future parking spaces
- 55' x 52' column spacing
- 2 transformers and 2 services, each service is 2000 AMPS (3600 AMPS available)
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 3 — 40k lb. mechanical dock levelers
- 60mil TPO roof

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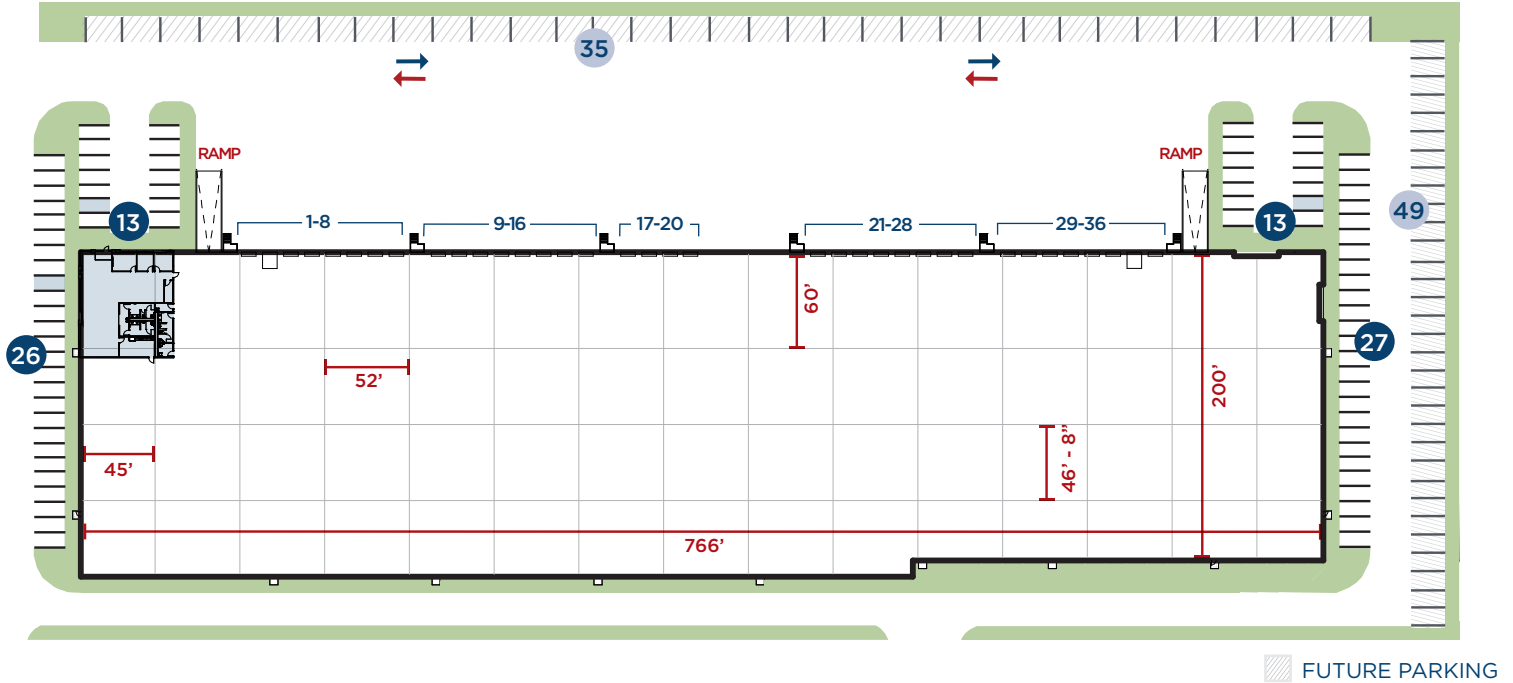
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# ★★★ PATRIOT BUSINESS PARK

## BUILDING 3 SITE PLAN

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## BUILDING 3 FEATURES

- 150,615 SF Total (Ability to demise)
- 3,666 SF office
- Front-load
- ESFR sprinklered
- 200' building depth
- 32' clear height
- 36 — 9' X 10' dock-high doors
- 2 — 16' X 18' drive-in ramps
- 79 auto parking spaces
- 84 future parking spaces
- 46' 8" X 52' column spacing
- 2500 AMP service
- Louvers for 2 ACH
- Exhaust fans for 1 ACH
- Joint sealants and diamond floor sealer
- 2 LED lights per bay
- 2 — 40k lb. mechanical dock levelers
- 60mil TPO roof

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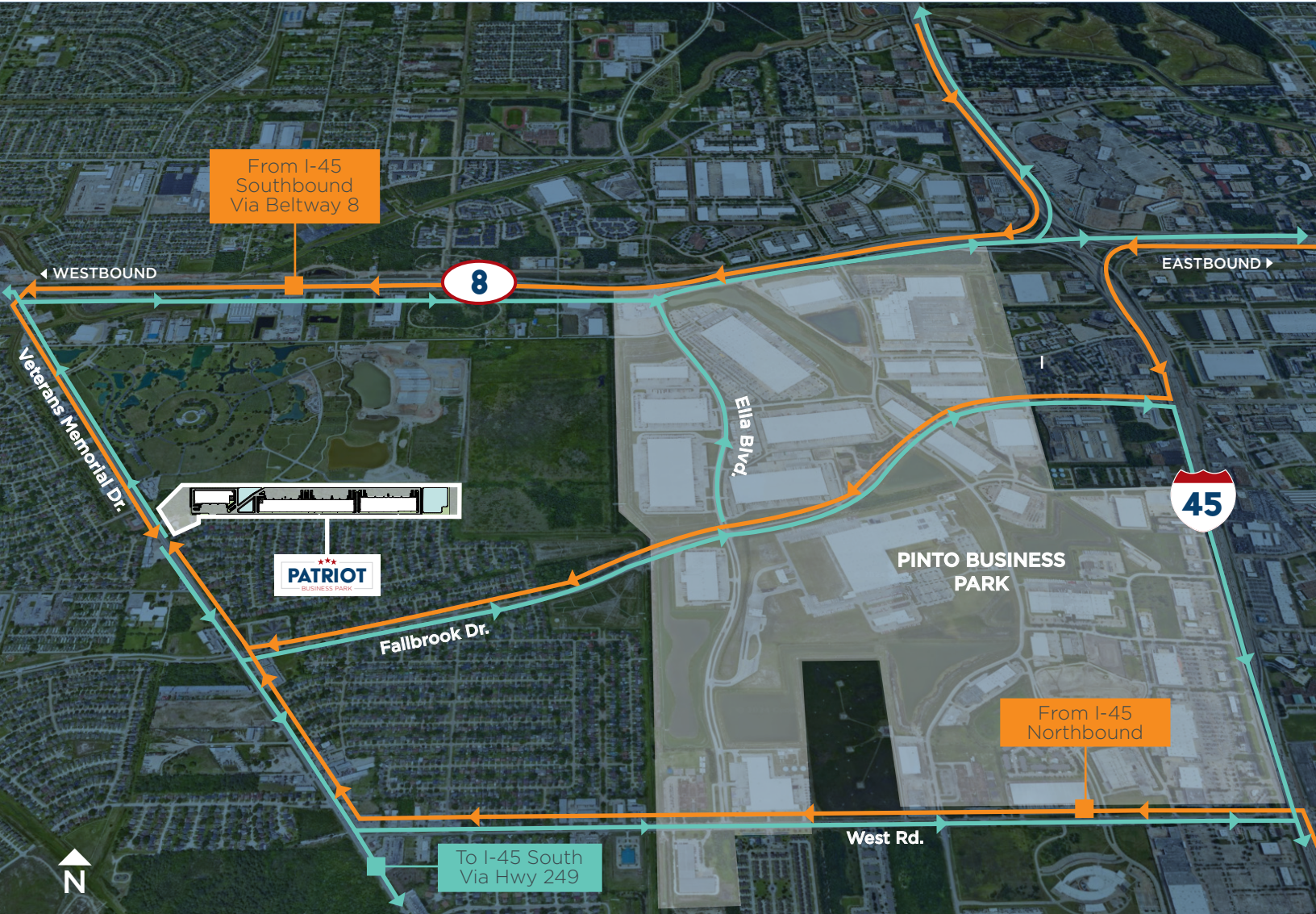


# INGRESS/EGRESS MAP

Direct access to Veterans Memorial Drive and immediate proximity to Beltway 8 and I-45 North and South.

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■ Ingress ■ Egress

## GREAT LOCATION FOR BUSINESS IN THE HEART OF THE NORTH SUBMARKET

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