

CLAYMOORE

BUSINESS PARK

A Lovett Industrial Property

For Lease

26,550 SF AVAILABLE

3600 Brittmoore Rd. | Suite 120 | Houston, TX 77043



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INDUSTRIAL



Leasing By:

STREAM®

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Space That Works as Hard as You Do

PROPERTY OVERVIEW:

- Master-planned park with excellent accessibility
- Strategically located on the corner of Clay Rd. and Brittmoore Rd.
- Immediate access to Beltway 8 and close proximity to 290 and I-10
- Irreplaceable infill location

KEY DISTANCES:

 **7 minutes**
I-10

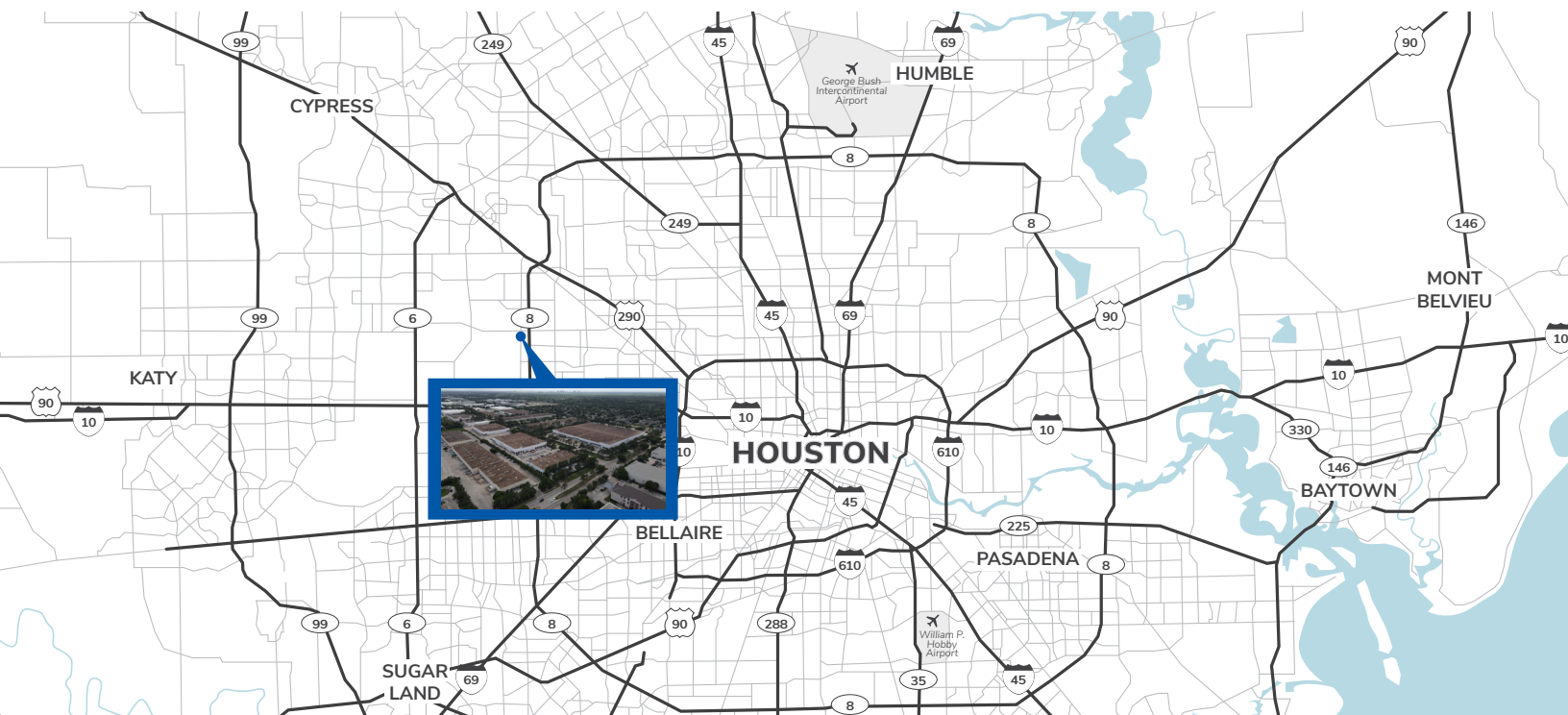
 **18 minutes**
Cypress

 **22 minutes**
Katy

 **24 minutes**
IAH Airport

 **25 minutes**
Houston CBD

 **40 minutes**
Hobby Airport



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The Galleria

Memorial City

CityCentre

Designed for efficiency, the park offers businesses the connectivity and flexibility needed to support today's distribution, manufacturing, and service operations.



I-10



10801 Moss Ridge Rd.

3550 Brittmoore Rd.

3700 Claymore Park Dr.

3900 Claymore Park Dr.

3600 Brittmoore Suite 120

11555 Clay Rd.

3800 Brittmoore Rd.

11711 Clay Rd.

N. SAM HOUSTON PKWY.

BRITTMOORE RD.

CLAY RD.



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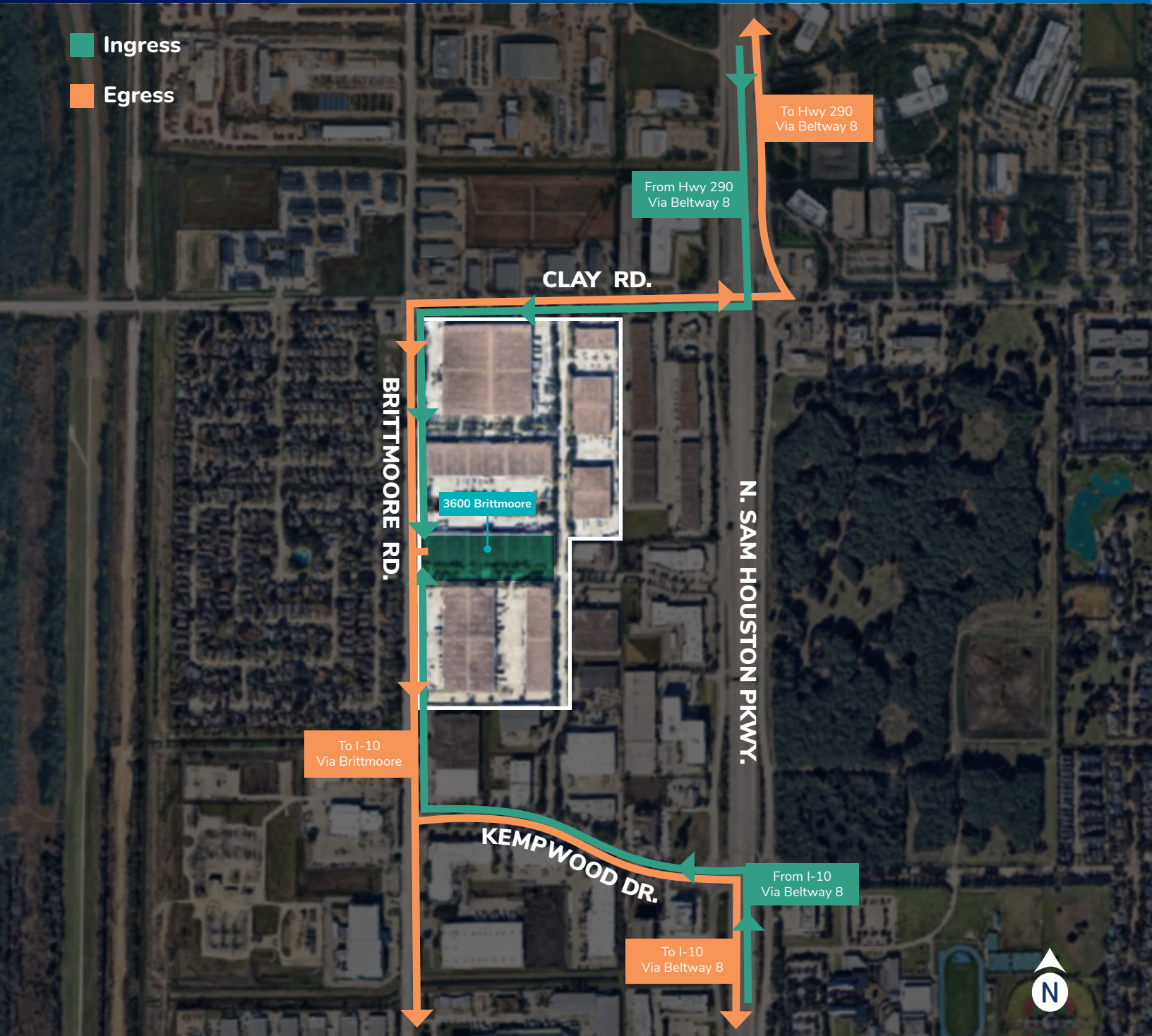
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Ingress

Egress



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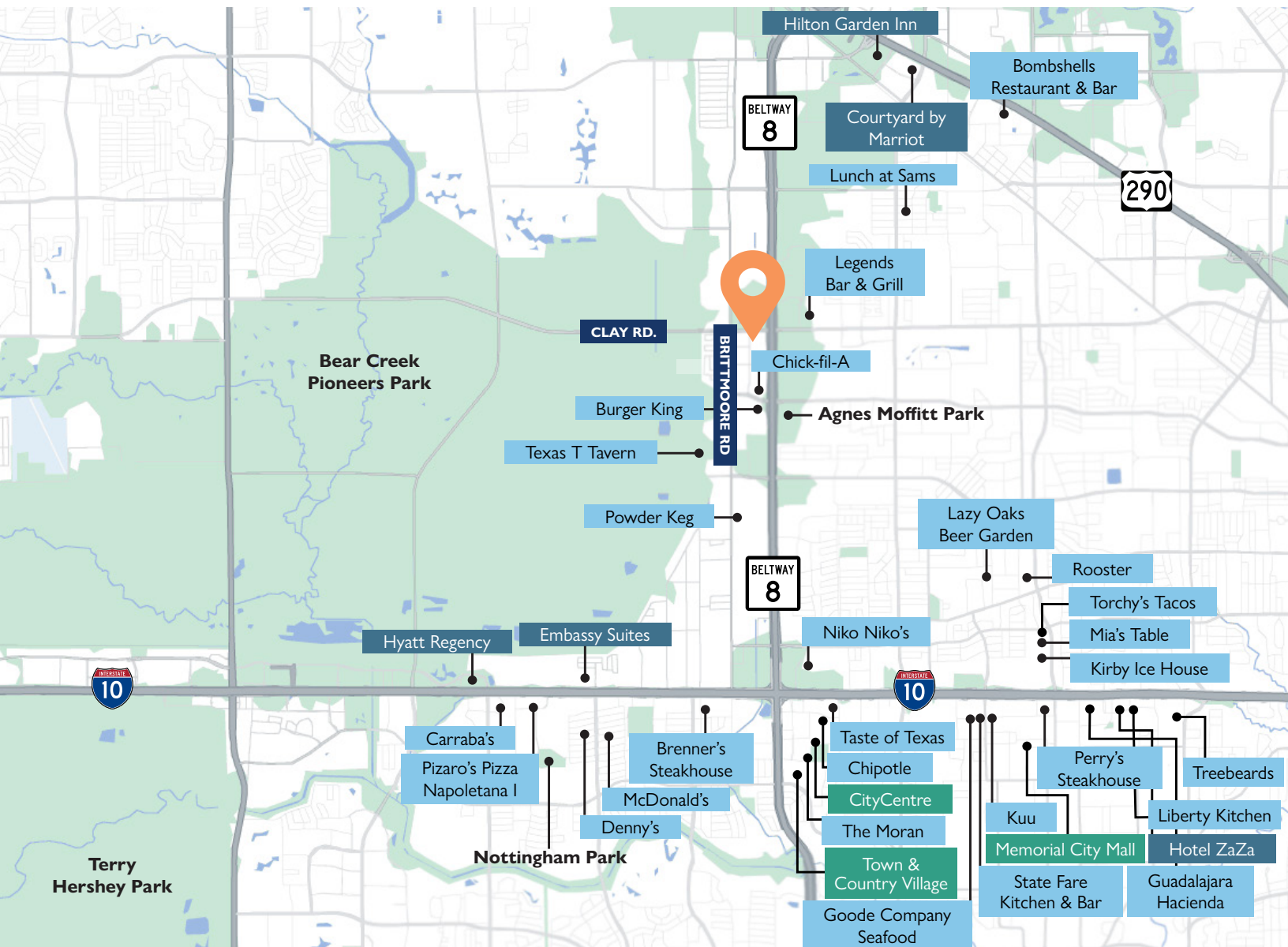
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Your Next Move Starts Here

Claymoore has immediate access to a large amount of top tier amenities:



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Workforce & Population Highlights

Key Metrics

	5 Mile	10 Mile	15 Mile
Population (2026)	256,923	1,448,861	3,186,860
Households (2026)	99,540	567,418	1,218,938
Total Businesses	16,579	73,713	143,860
Consumer Expenditures (annual)	~\$7.70B	~\$39.26B	~\$89.08B

Household Income

	5 Mile	10 Mile	15 Mile
Median HH Income	\$84,027	\$76,989	\$82,063
Average HH Income	\$137,386	\$122,664	\$130,104
Per Capita Income	\$53,126	\$48,077	\$49,910

Employment

	5 Mile	10 Mile	15 Mile
Total Employed 16+	140,931	812,058	1,757,582
White Collar	62.2%	61.0%	63.2%
Blue Collar	21.8%	21.3%	20.1%
Construction/Extraction	7.3%	6.0%	5.7%
Production	4.8%	4.6%	4.2%
Transportation/Material Moving	7.1%	7.7%	7.5%
Services	16.0%	17.7%	16.7%

Education

	5 Mile	10 Mile	15 Mile
Total Pop 25+	171,011	976,486	2,138,273
Less than 9th Grade	9.2%	8.8%	7.9%
9th–12th, No Diploma	5.7%	5.5%	5.6%
High School Graduate	16.3%	18.0%	17.2%
GED/Alternative	2.6%	3.4%	3.5%
Some College, No Degree	14.5%	15.3%	14.8%
Associate Degree	6.8%	7.4%	7.1%
Bachelor's Degree	28.6%	26.1%	26.6%
Graduate Degree	16.3%	15.4%	17.3%

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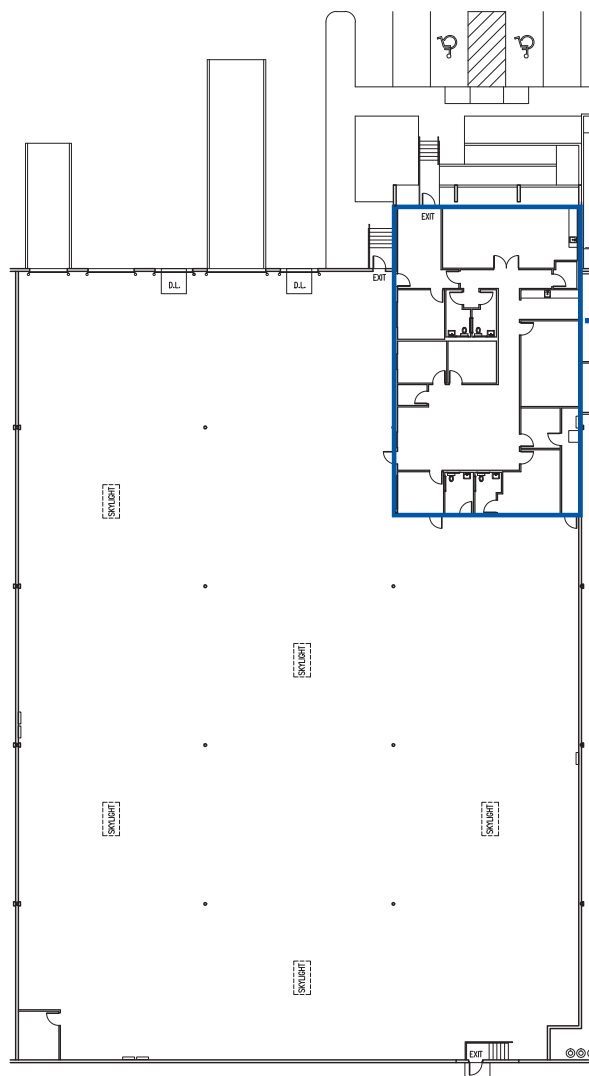
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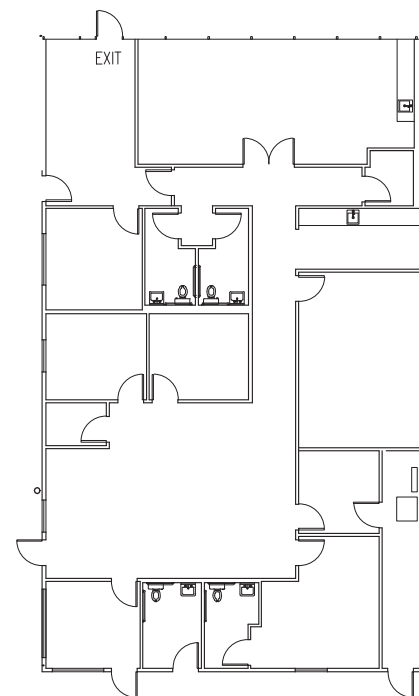
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3600 Brittmoore Rd, Ste 120:

- 26,550 SF total
- 3,295 SF office
- 23,255 SF warehouse
- All concrete paving
- Professionally maintained landscaping
- Front-load configuration
- 24' Clear height
- Three (3) dock- high loading doors
- Two (2) drive-in ramps
- 190' Building depth
- Fully fire sprinklered
- Abundant car parks



3,295 SF Office



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FOR LEASING INFORMATION



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