

PIKE ROAD SERVICE CENTER

13255 STAFFORD ROAD + 13419, 13427, 13435 & 13503 STAFFORD ROAD, MISSOURI CITY, TEXAS 77489

AVAILABLE APRIL 1, 2026
17,665 SF WAREHOUSE
1,069 SF OFFICE
DEDICATED TRUCK WELL



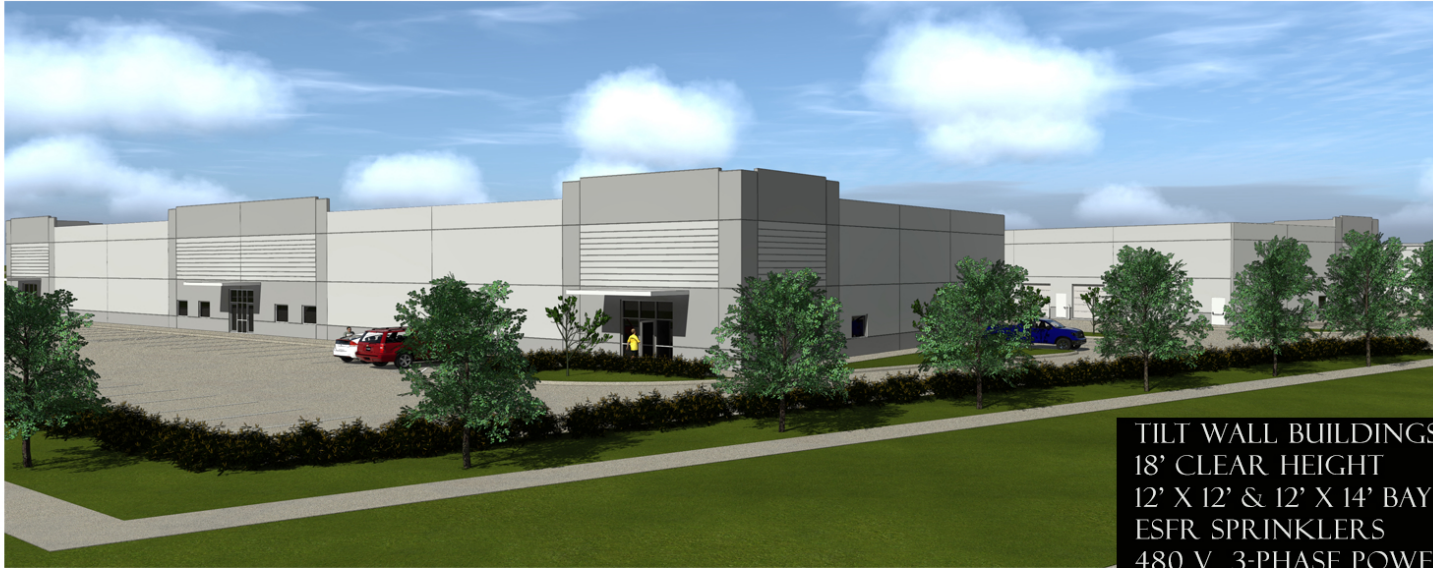
13435 PIKE ROAD, STE 100

LOCAL OWNER-MANAGED
480 V 3-PHASE POWER THROUGHOUT DEVELOPMENT
TRANSLUCENT PANELS IN WAREHOUSE FOR NATURAL LIGHTING
R20 ROOF INSULATION, ENERGY EFFICIENT LED LIGHTS
ESFR SPRINKLERS, 18' CLEAR HEIGHT

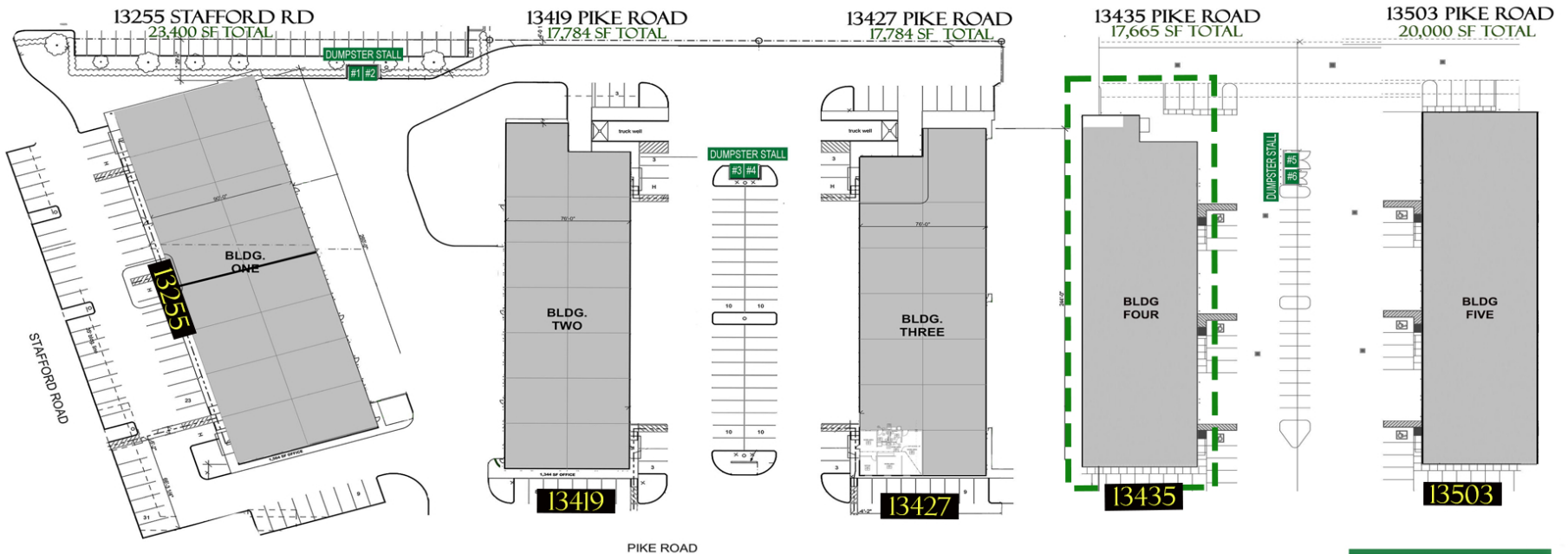
JUST NORTH OF HWY 90/MAIN
FIVE MINUTES TO HWY 59/69
CORNER OF PIKE ROAD AND STAFFORD ROAD

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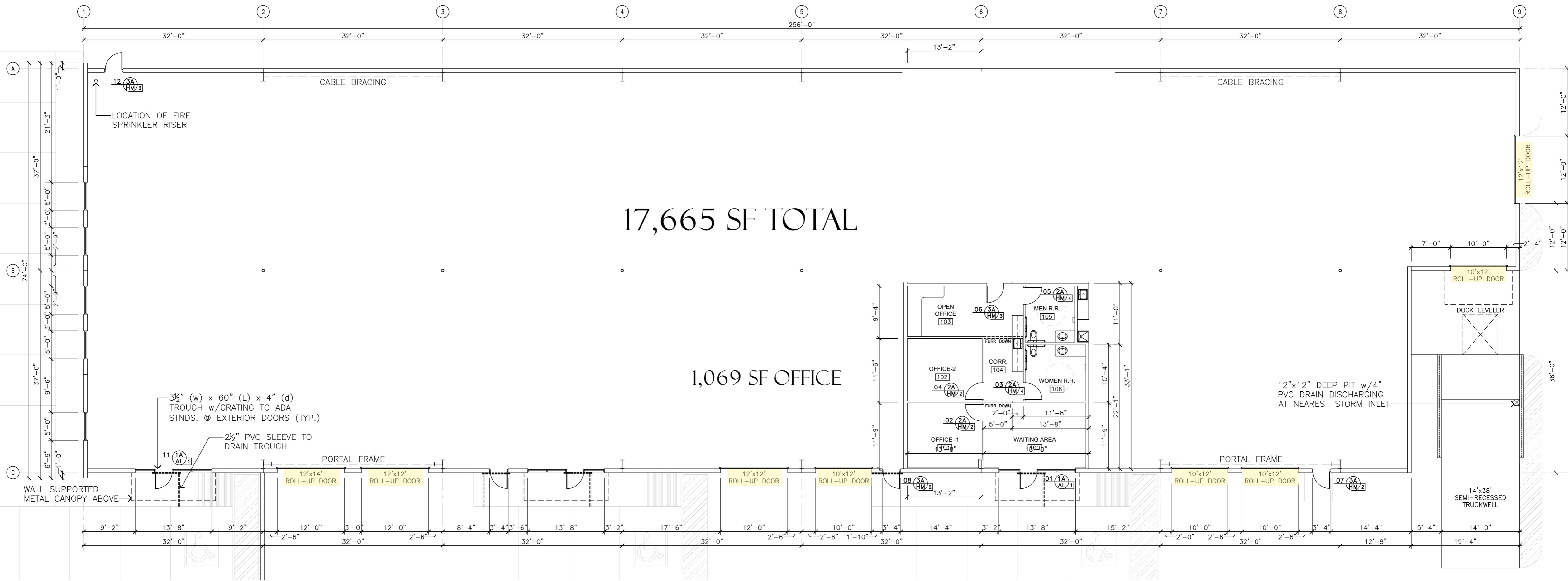
TILT WALL BUILDINGS
 18' CLEAR HEIGHT
 12' X 12' & 12' X 14' BAY DOORS
 ESR SPRINKLERS
 480 V 3-PHASE POWER



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17,665 SF TOTAL
 1,069 SF OFFICE
 16,596 SF WAREHOUSE



17,665 SF TOTAL

1,069 SF OFFICE

WAREHOUSE FEATURES:

- 18' CLEAR HEIGHT
- DEDICATED TRUCK WELL WITH 10' W X 12' H ROLL-UP DOOR
- ONE FRONT LOADING 12' W X 14' H GRADE LEVEL ROLL-UP DOOR
- THREE FRONT LOADING 12' W X 12' H GRADE LEVEL ROLL-UP DOORS
- TWO FRONT LOADING 12' W X 12' H GRADE LEVEL ROLL-UP DOORS
- ONE SIDE LOADING 12' W X 12' H GRADE LEVEL ROLL-UP DOOR
- THREE FRONT LOADING 10' W X 12' H GRADE LEVEL ROLL-UP DOORS

OFFICE SPACE IS COMPRISED OF:

- RECEPTION OFFICE
- 3 PRIVATE OFFICES
- OPEN OFFICE AREA
- MEN'S AND WOMEN'S RESTROOMS