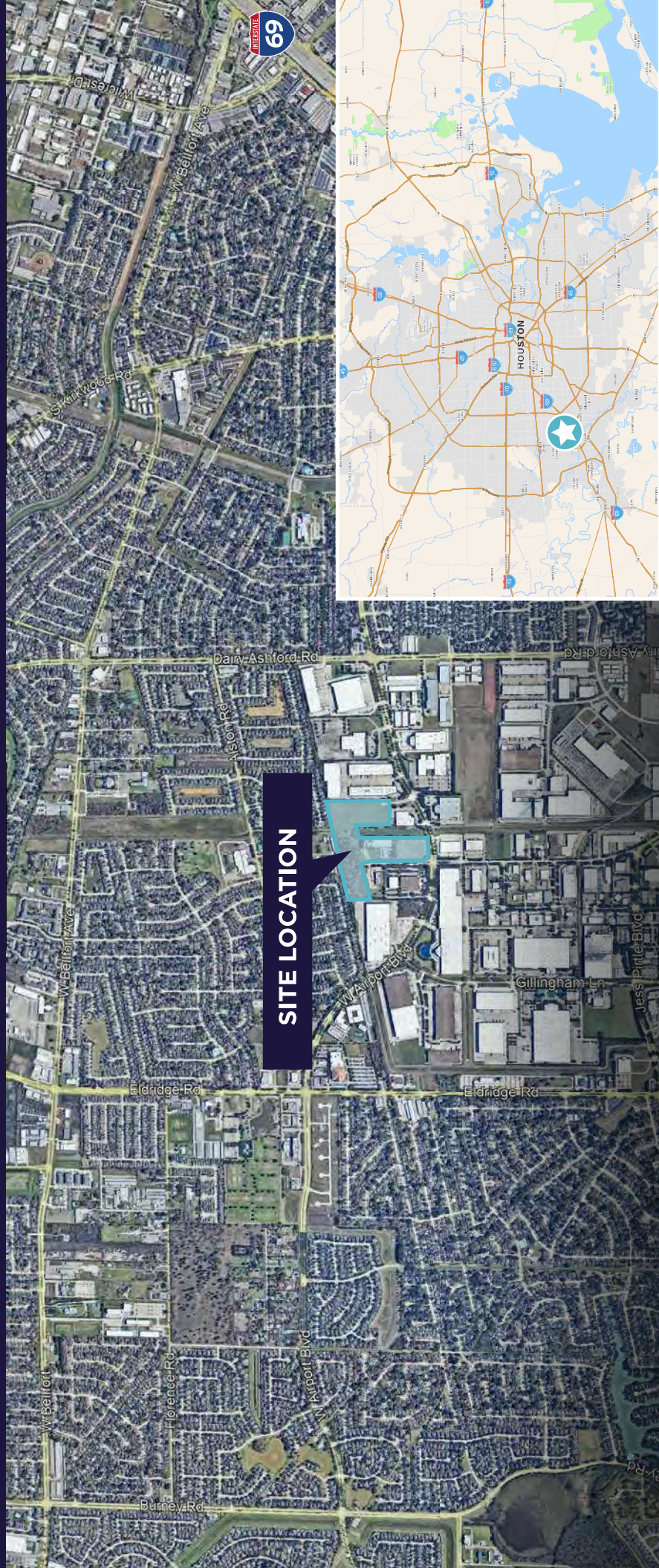


FOR SALE | 25.28 ACRES WITH 37,900 SF IMPROVEMENTS SUGARLAND OFFICE/LAB FACILITY WITH ADDITIONAL LAND AVAILABLE

1600 INDUSTRIAL BOULEVARD, SUGARLAND TX

OFFERING MEMORANDUM



BEAU KALEEL
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**CUSHMAN &
WAKEFIELD**

OPPORTUNITY TO ACQUIRE UP TO 25.28 ACRES

located in Sugarland Business
Park with direct access to
West Airport Boulevard

SUBJECT
25.28 AC

CONTACTS:

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Executive Summary

1600 INDUSTRIAL BLVD.



25.28 total acres



37,900 SF recently renovated office and lab facility



Building and surrounding acreage can be sold separately



Vacant acreage can be demised



Not located in the 100-year flood plan



Deed restricted Business Park

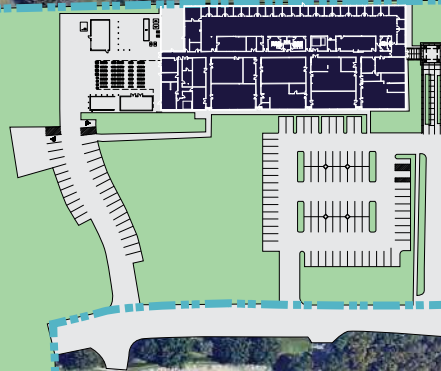




Pricing Guidance

- 37,900 square foot building on +/-5.0 acres – \$8,000,000
- 6.89 acres - \$15/per square foot
- 9.2 acres - \$15/per square foot
- 3.78 acres - \$18/per square foot

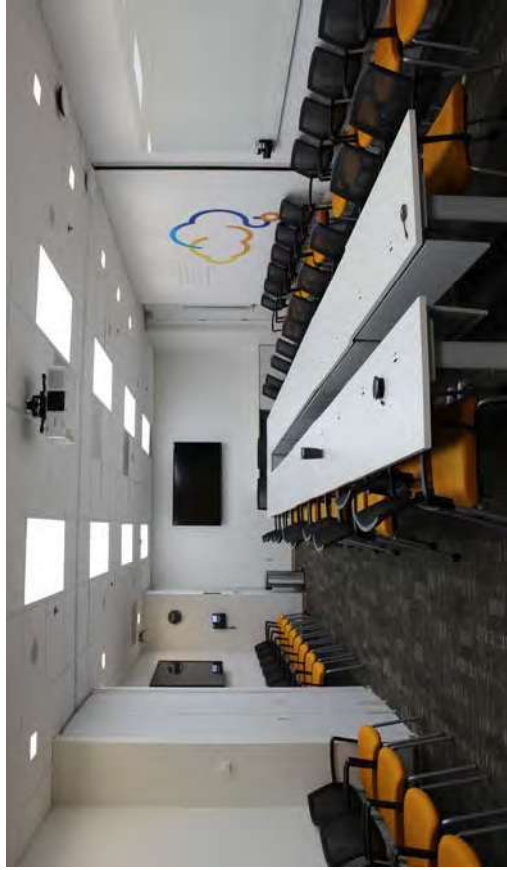
Site Plan



Photos



Cushman & Wakefield | 1600 Industrial Boulevard | Sugarland, TX



FOR SALE

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SITE LOCATION

SUGARLAND OFFICE/LAB FACILITY

WITH ADDITIONAL LAND AVAILABLE

1600 INDUSTRIAL BOULEVARD, SUGARLAND, TX



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