

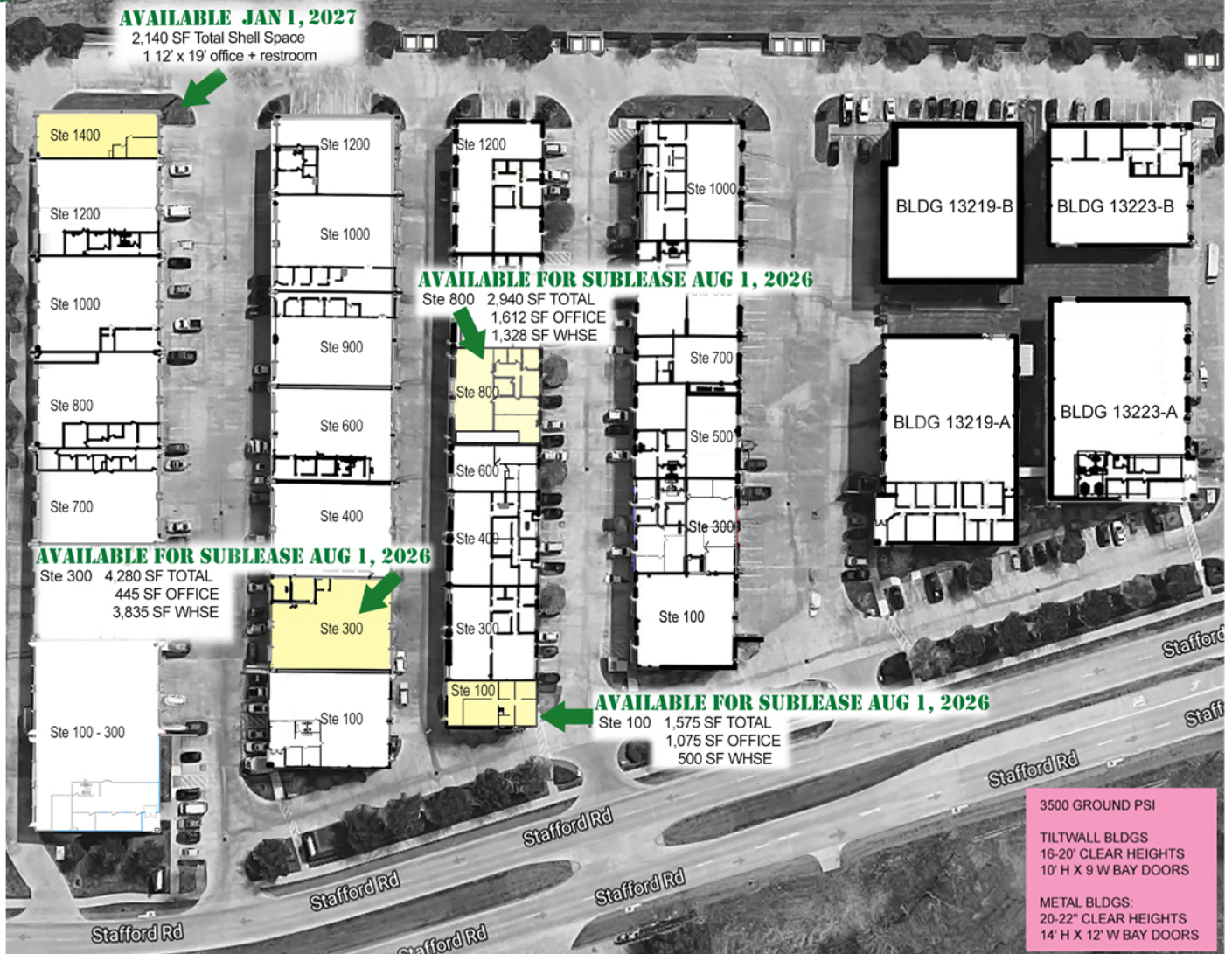
CHANCE CROSSING BUSINESS PARK

13203, 13207, 13211, 13215, 13219 AND 13223 STAFFORD ROAD, MISSOURI CITY, TEXAS 77489



**~2K - 4K SF AVAILABLE
FRONT & REAR BAY DOORS
ASK ABOUT A TOUR**

UPDATED JULY 8, 2026



CHANCE CROSSING BUSINESS PARK

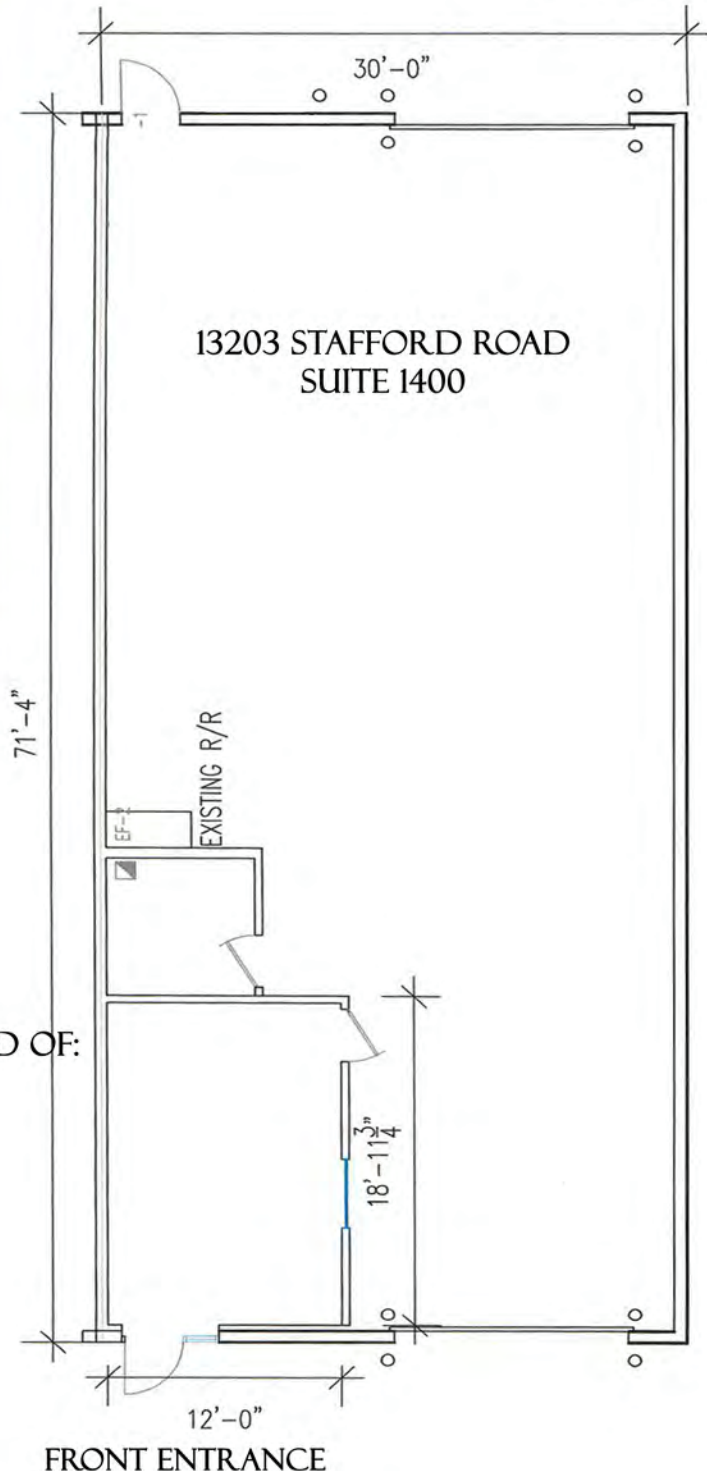
13203, 13207, 13211, 13215, 13219 AND 13223 STAFFORD ROAD, MISSOURI CITY, TEXAS 77489



CHANCE CROSSING BUSINESS PARK

13203 STAFFORD ROAD, STE 1400, MISSOURI CITY, TX 77489

AVAILABLE JAN 1, 2027



END CAP

2,140 SF TOTAL
315 SF OFFICE (APPROX)
1,825 SF WAREHOUSE

AIR-CONDITIONED OFFICE SPACE COMPRISED OF:
ONE OFFICE
ONE RESTROOM

20' - 22' CLEAR HEIGHT
14' H X 12' W GRADE LEVEL BAY DOORS
FRONT AND REAR LOADING

CHANCE CROSSING BUSINESS PARK

13207 STAFFORD ROAD, STE 300, MISSOURI CITY, TX 77489

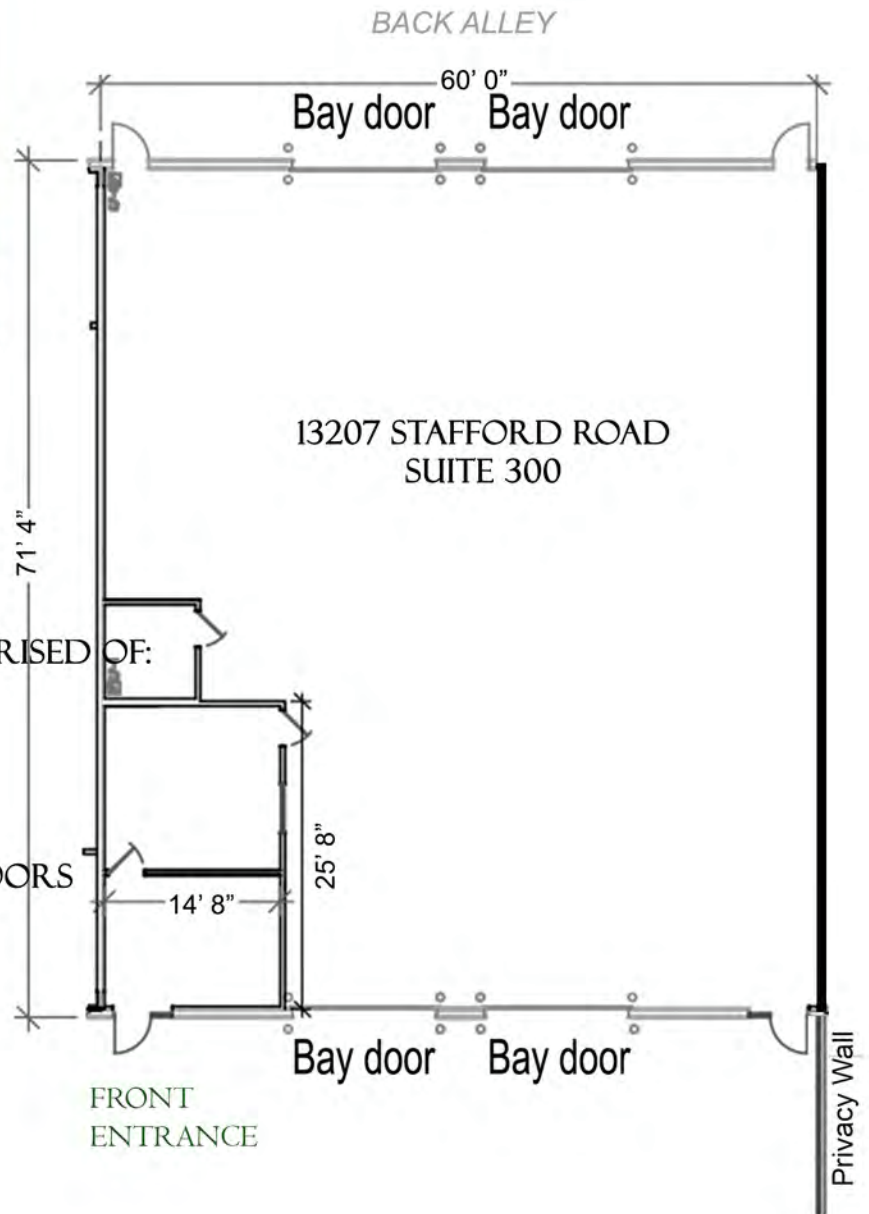
**AVAILABLE FOR SUBLEASE
AUG 1, 2026**



4,280 SF TOTAL
445 SF OFFICE (APPROX)
3,835 SF WAREHOUSE

AIR-CONDITIONED OFFICE SPACE COMPRISED OF:
TWO OFFICES
ONE ADA RESTROOM

20' - 22' CLEAR HEIGHT
FOUR 14'H X 12' W GRADE LEVEL BAY DOORS
FRONT AND REAR LOADING



CHANCE CROSSING BUSINESS PARK

13211 STAFFORD ROAD, STE 100, MISSOURI CITY, TX 77489

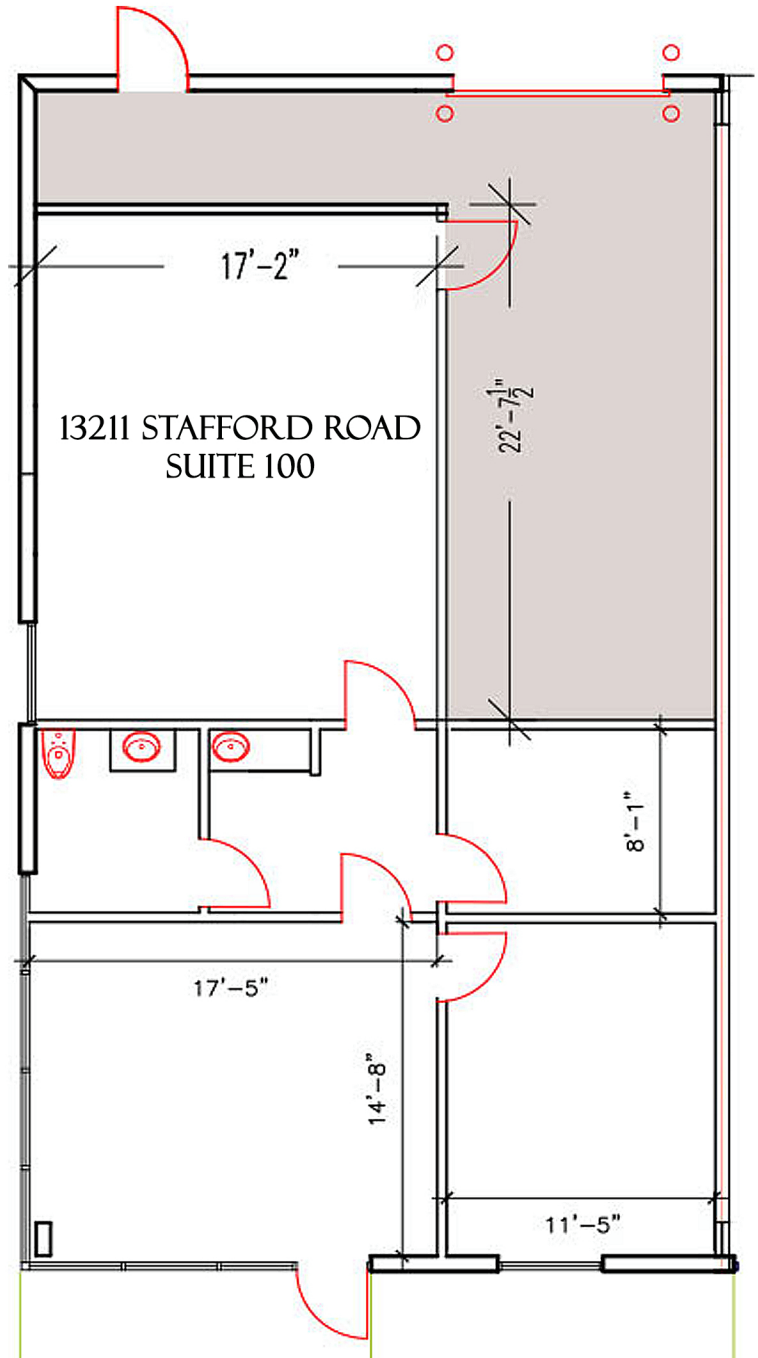
**AVAILABLE FOR SUBLEASE
AUG 1, 2026**



PRIME END CAP
1,575 SF TOTAL
1,075 SF OFFICE
500 SF WAREHOUSE

OFFICE SPACE COMPRISED OF:
RECEPTION OFFICE
TWO PRIVATE OFFICES
BREAK AREA
ONE ADA RESTROOM
ONE PRODUCTION ROOM

16' - 20' CLEAR HEIGHT
ONE 10'H x 9'W GRADE LEVEL DOOR
REAR-LOADING ONLY
AUTOMATED BAY DOOR OPENER



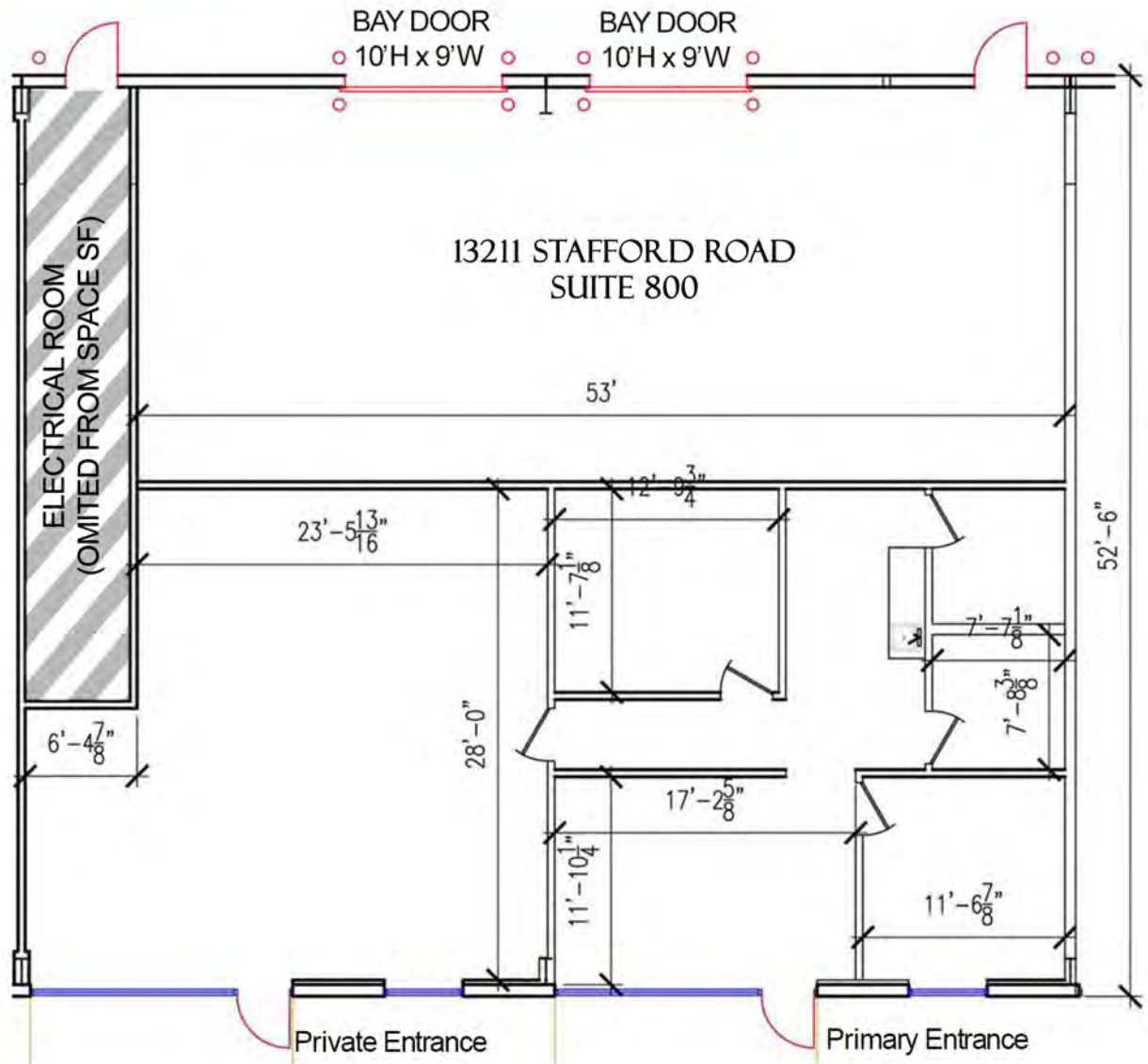
CHANCE CROSSING BUSINESS PARK

13211 STAFFORD ROAD, STE 800, MISSOURI CITY, TX 77459



**AVAILABLE FOR SUBLEASE
AUG 1, 2026**

2,940 SF TOTAL
1,612 SF OFFICE
1,328 SF WAREHOUSE



OFFICE SPACE COMPRISED OF:
RECEPTION OFFICE
TWO PRIVATE OFFICES
OPEN OFFICE AREA
BREAK AREA
MEN' & WOMEN'S ADA RESTROOMS

16' - 20' CLEAR HEIGHT
TWO 10'H x 9'W GRADE LEVEL DOORS
REAR-LOADING ONLY
3500 GROUND PSI
480/277 3-PHASE
208/120 3-PHASE