



**FLEX WAREHOUSE
FOR SALE
AT SUGARLAND
BUSINESS PARK**

In the heart of award-winning Sugar Land

**INVEST IN YOUR BUSINESS
WITH WAREHOUSE
OWNERSHIP**



**Located near I-90 and I-59 within
the Sugar Land Business Park**

Surrounded by national and international companies you will find **Julie Rivers Warehouse Space** located in the heart of Sugar Land. However, instead of leasing, the warehouses are available to own.

Julie Rivers Warehouse Space offer business owners the freedom of warehouse ownership with the ability to make design selections and construction decisions. Many small businesses are finding warehouse ownership to be a better alternative to leasing.

Julie Rivers Warehouse Space is a brand new warehouse community now under construction. It consists of over a 7.3 - acre development featuring 14 separate warehouse spaces. Units start from approximately 3,571 square feet that can be configured to meet larger needs up to 25,000 square feet. Units are configured as separate spaces but can be combined into a larger area as needed.

FEATURES INCLUDE:

- Sizes range from 3,571 - 25,000 SQFT
- All warehouses are 100% build - to - suit
- Ceiling clear height of 25'
- 3 phase power
- One 16'x14' grade level door for each 3,571 SQFT unit
- LED exterior lighting

Address 202 Industrial Blvd, Sugar Land, TX 77478

Jessica Huang
281.793.1832
julieriversofficecondos.com



PRICE :

Building 8

Shell Building

- Unit 801 - \$464,230 (End unit)
- Unit 802 - \$446,375 (Mid unit)
- Unit 803 - \$446,375
- Unit 804 - \$446,375
- Unit 805 - \$446,375
- Unit 806 - \$446,375
- Unit 807 - \$464,230

Build Out - Standard Floor Plan

- Unit 801 - \$549,000 (End Unit)
- Unit 802 - \$529,000 (Mid Unit)
- Unit 803 - \$529,000
- Unit 804 - \$529,000
- Unit 805 - \$529,000
- Unit 806 - \$529,000
- Unit 807 - \$549,000

Property Tax: 2.1%

POA: Estimated \$4,000(per year, per 3,571 SQFT unit)

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PRICE :

Building 9

Shell Building

- Unit 901 - \$464,230 (End unit)
- Unit 902 - \$446,375 (Mid unit)
- Unit 903 - \$446,375
- Unit 904 - \$446,375
- Unit 905 - \$446,375
- Unit 906 - \$446,375
- Unit 907 - \$464,230

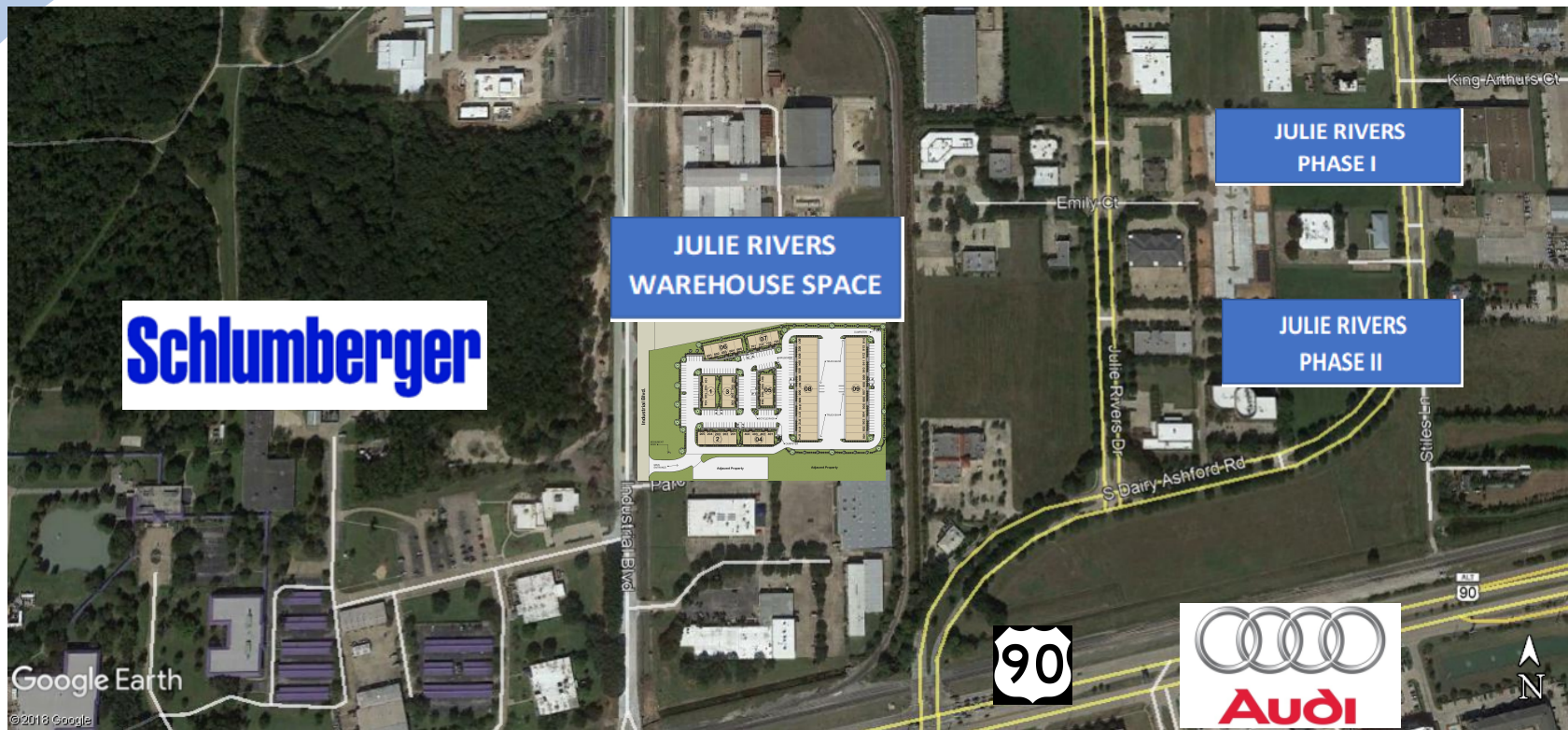
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- Unit 902 - \$529,000 (Mid Unit)
- Unit 903 - \$529,000
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- Unit 907 - \$549,000

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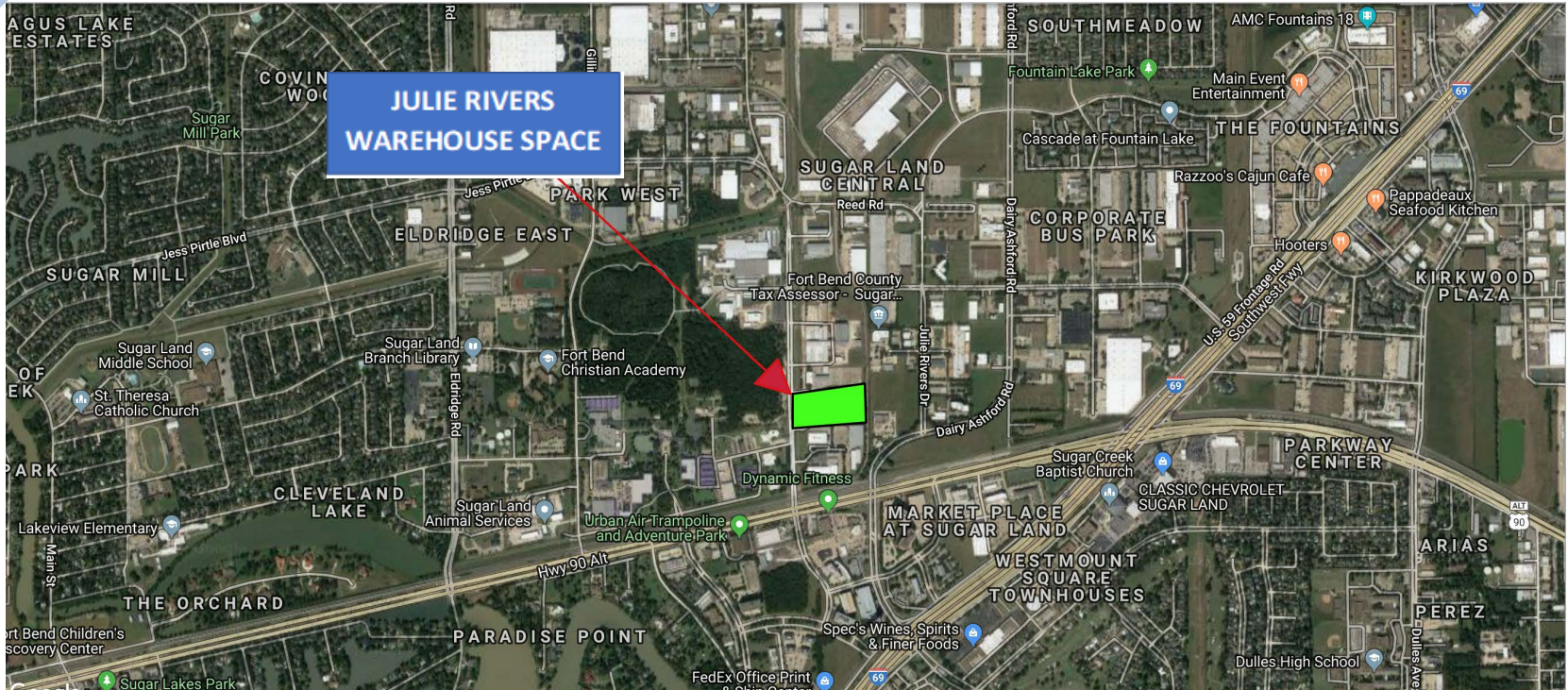
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Investment Highlights

- **Location/Access:** Highway 90A at Industrial Blvd, easy access to Highway 90A, US 59 and Highway 6
- **Uses:** Warehouse
- **Description:** Build to suit for own/lease, Deed restricted
- **Neighboring Businesses:** Schlumberger, NL Barold



Disclaimer: The information contained in this file, while supplied by credible sources, is subject to errors and omission and is not, in any way, warranted by Jessica Realty or by and agent, independent associate employee of Jessica Realty. This information is subject to change without notice.

Area Highlights

- Strong Local Economy
 - Major corporate employment hub
 - Over 55% population with Bachelor's Degree
 - Over \$100,000 average HH income
- Major Growth and Development Area
 - Over 1 billion capital investments since 1999
 - Projected over 37% job growth over next 10 years
- Regional Location
 - Access to 6 major Highways including State Hwy 6, US - 90, I - 69, Grand Parkway, Beltway 8 and Westpark Tollway
 - Sugar Land airport which is used by over 100 Fortune 500 companies
- Major Intersection
 - 47,000 cars per day on US - 90
 - 49,000 cars per day on State Hwy 6



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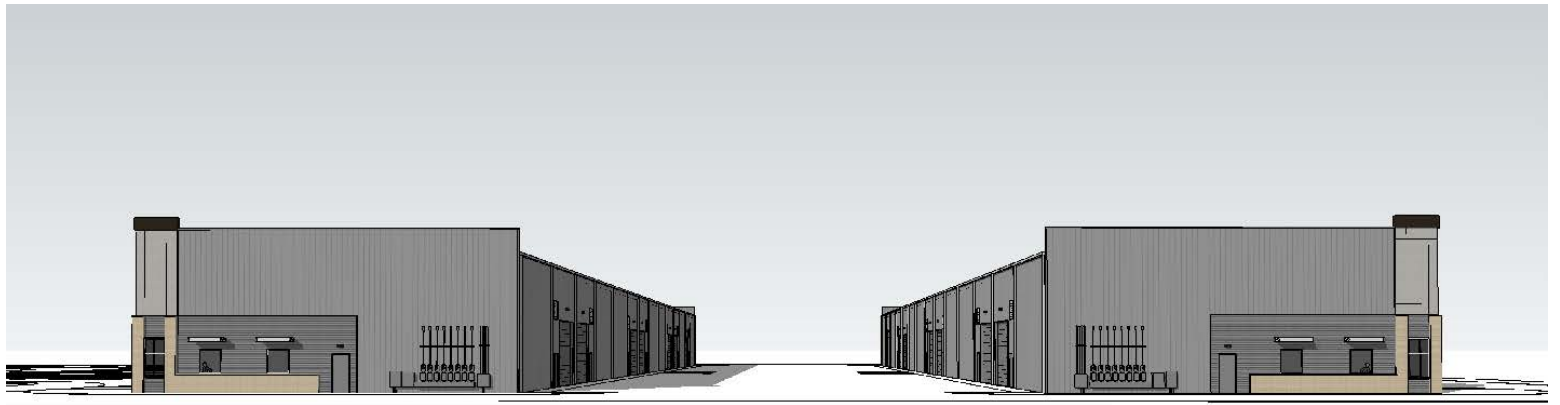


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