

# LAKEVIEW

BUSINESS PARK

*A Premier Office & Warehouse Development*

14623 Fairway Pines Drive



## BUILDING 3 - 152,844 SF - FOR SALE OR LEASE



### BUILDING FEATURES:

- 30' Clear Height
- LEED® Precertified for Core & Shell
- Concrete Tiltwall Structure
- ESFR Fire Protection
- 6" Steel Reinforced Concrete Floor Slab
- 52' x 50' Typical Bay Size (60' at loading bay)
- 48" Dock Height
- Thirty-Six 9' x 10' Dock Doors and Six 14' x 14' Oversize Doors
- 161 Parking Spaces
- All Concrete Paving
- 120' Truck Court



Precertified under the LEED® Green Building Certification System

*Located in rapidly growing Fort Bend County, Lakeview Business Park is the premier light industrial development set in a unique and natural environment created by preserved mature trees and neighboring lakes.*

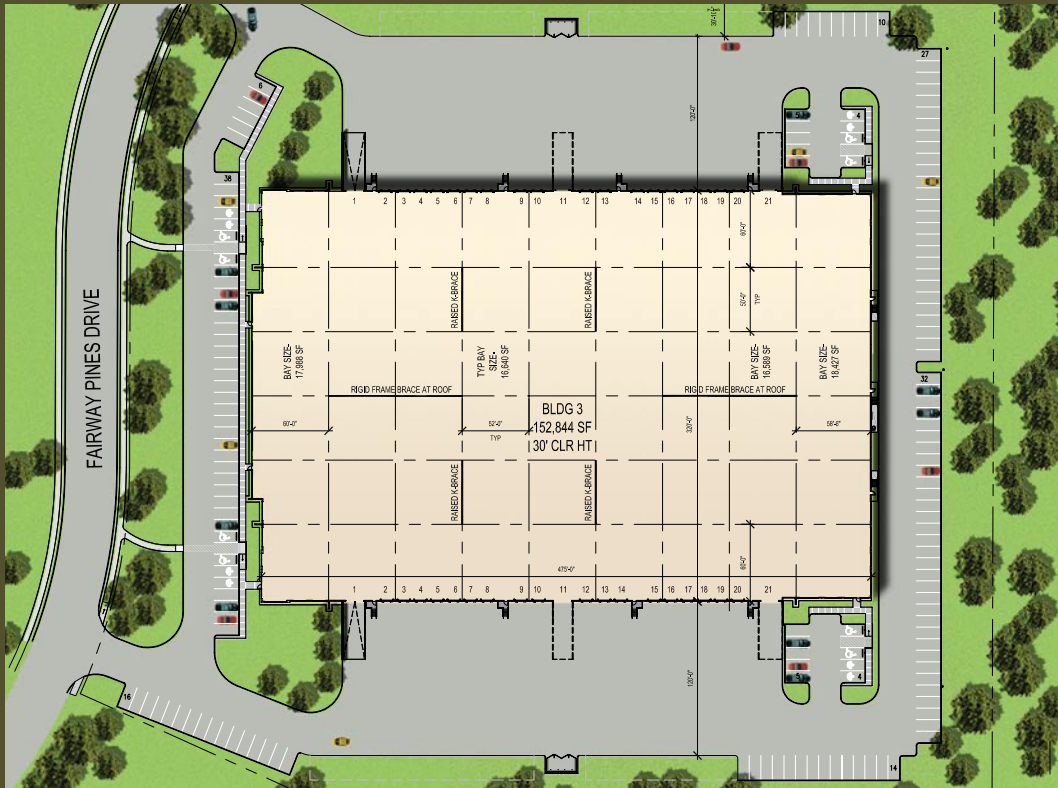
*The 157 acre park in Missouri City, Texas, offers convenient access to the Sam Houston Parkway, U.S. Highway 90-A and the Fort Bend Parkway, and is positioned to effectively serve the entire Houston area.*

For more information please visit:

[www.lakeviewbp.com](http://www.lakeviewbp.com)

*A Development of*

TrammellCrowCompany and CROW HOLDINGS REALTY PARTNERS IV, L.P.



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