



±48,800 SF Class A Tilt-wall Office/Warehouse Available
10323 Greenland Ct, Stafford, TX 77477



- Concrete Tilt-wall Construction
- ±48,800 SF on ±3.24 Acres
- ±9,065 SF Office Space
- 5 Dock High, 1 Grade-Level Loading & Oversized Grade to Dock Level Ramp
- Roof & HVAC Units Replaced July 2021
- Large Shop/Warehouse Breakroom and Restroom
- 50% Climate Controlled Warehouse
- Wet Sprinkler System
- 24' Clear Height
- LED Lights
- Epoxy Coated Floor
- 1,600Amps/480 Volt/3-Phase Electrical
- Airlines and Compressor & 220 V Warehouse Plugs
- 63 Parking Spaces
- **Contact Broker for Lease Rate**

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Dylan.Schopper@FinialGroup.com

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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Stafford, Texas Warehouse – For Lease

±48,800 SF Class A Tilt-wall Office/Warehouse Available
10323 Greenland Ct, Stafford, TX 77477



Contact

Jason Gibbons

713.422.2087

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Dylan Schopper, CCIM, SIOR

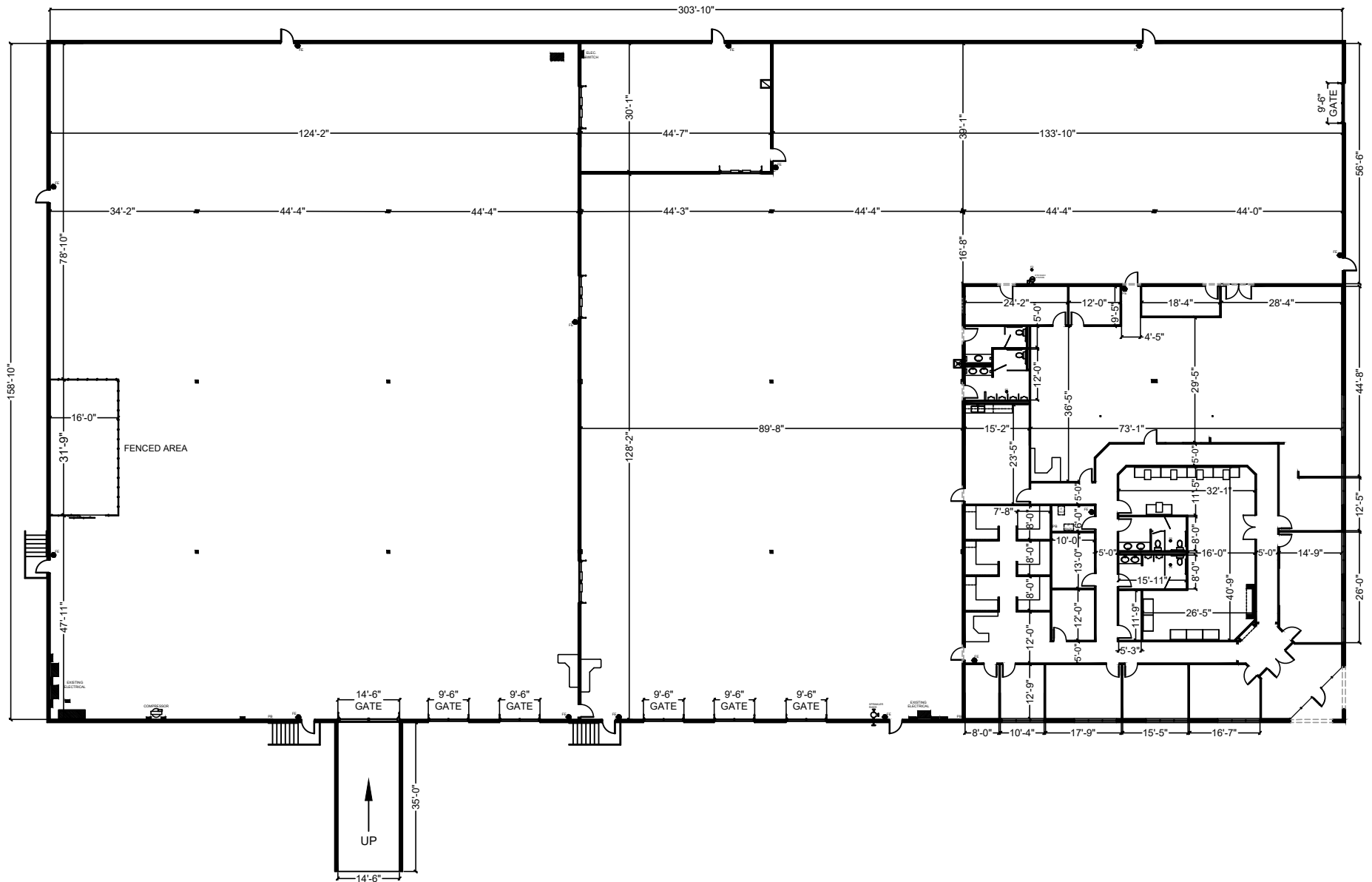
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Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.



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LEASING INFORMATION:

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10323 GREENLAND CT.
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CB22201.41-IH

MAY 11, 2022

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CDI
Douglass Pye, Inc.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

