

Lockwood Business Park

Industrial Facility Opportunities



GENERATION PARK
Houston's New Business Destination



Leasing Availability

- A** Rear Load - ±57,600 GSF
- B** Rear Load - ±57,600 GSF
- C** Flex Office - ±44,800 GSF

"A" Delivery February 2018, B&C BTS

13300 Lockwood Road, Houston, TX

For Information

John Flournoy
713.860.3018
jflournoy@mccord.com

Property Information

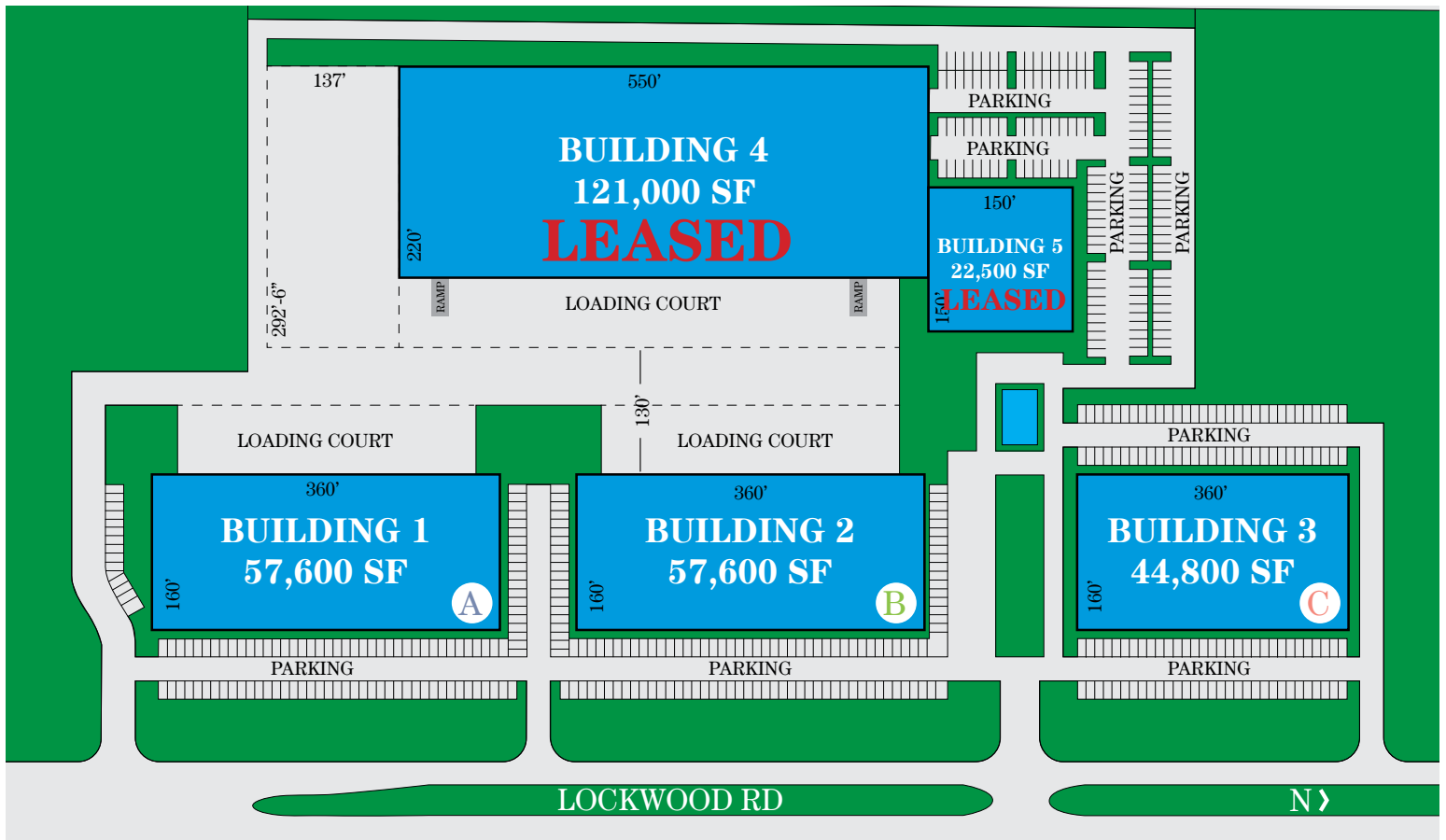
- Timeless architectural design with best-in-class fittings - ESFR sprinklers, T-5 lighting, TPO roofing
- Multiple points of ingress and egress on new four-lane divided thoroughfare
- Truck and car routing and parking divided for efficiency and safety
- Subzone of Harris County FTZ 84 provides unique tax savings
- Offsite detention and underground power serves site
- Located across from Fortune 500 TechnipFMC's 173-acre campus
- Professionally landscaped development

The Development

Generation Park is a 4,000-acre master planned commercial development located at the center of the Lake Houston community in northeast Houston. Anchored by Fortune 500 TechnipFMC's 173-acre campus and its 1 million square foot first phase, Generation Park is positioned to be Houston's business destination for years to come.

At the heart of Generation Park is the 52-acre urban mixed-use district, Redemption Square, designed to provide amenities to every business that calls Generation Park home. Redemption Square will feature multiple hotels, including a Courtyard Marriott, luxury apartments, Class A offices, an early child development center, fitness center, restaurants, shops, and daily services.

Surrounding Generation Park, the area offers thousands of new homes, award-winning schools, and beautiful parks. Within Generation Park, businesses of all types and sizes are provided with a world-class master planned ecosystem and the infrastructure to match. Welcome to the land of opportunity.



A ±57,600 SF

- Perfect for flex office/industrial
- Timeless architectural design
- ESFR sprinklers
- T-5 lighting
- TPO roofing
- 1.9:1,000 SF parking ratio
- Clear Height: 24'
- Dock Height: 48"
- Column Spacing: 52'w x 50'd
- Building Depth: 160'

B ±57,600 SF

- Perfect for flex office/industrial
- Timeless architectural design
- ESFR sprinklers
- T-5 lighting
- TPO roofing
- 1.9:1,000 SF parking ratio
- Clear Height: 24'
- Dock Height: 48"
- Column Spacing: 52'w x 50'd
- Building Depth: 160'

C ±44,800 SF

- Perfect for office use
- Timeless architectural design
- ESFR sprinklers
- TPO roofing
- 1.9:1,000 SF parking ratio
- Clear Height: 24'
- Column Spacing: 50'w x 50'd
- Building Depth: 160'

Strategic Advantages

Regional Access and Proximity to Houston Staples

With five access points to Beltway 8, and only minutes to I-69, I-45, and I-10, people and goods move throughout Houston with ease. Generation Park is also only 10-minutes to IAH Airport, 15-minutes to the Port of Houston, and 20-minutes to downtown Houston.

Brand New Homes Minutes Away

Employees will have an opportunity to live close to where they work. There are 3,200-acres under development for an estimated 11,000 new homes within 5 minutes of Generation Park.

Huge Tax Savings

Generation Park is part of Harris County's most aggressive Foreign Trade Zone (FTZ) allowing businesses to save up to 100% on duty and 65% on inventory tax for qualified goods.

Workforce Training

Generation Park provides employers with two local higher education school systems, Lone Star College and San Jacinto College, eager to work with industry on tailored curriculum to train your employees and create a qualified base of new hires.