

# STONECREST BUSINESS CENTER

11000 WILCREST DR. & 10804 FALLSTONE RD., HOUSTON, TX 77099



**SOUTHWEST HOUSTON &  
SUGARLAND SUBMARKET**



**GREAT ACCESS TO I-69  
AND BELTWAY 8**



**100% CLIMATE-CONTROLLED  
SUITES AVAILABLE**



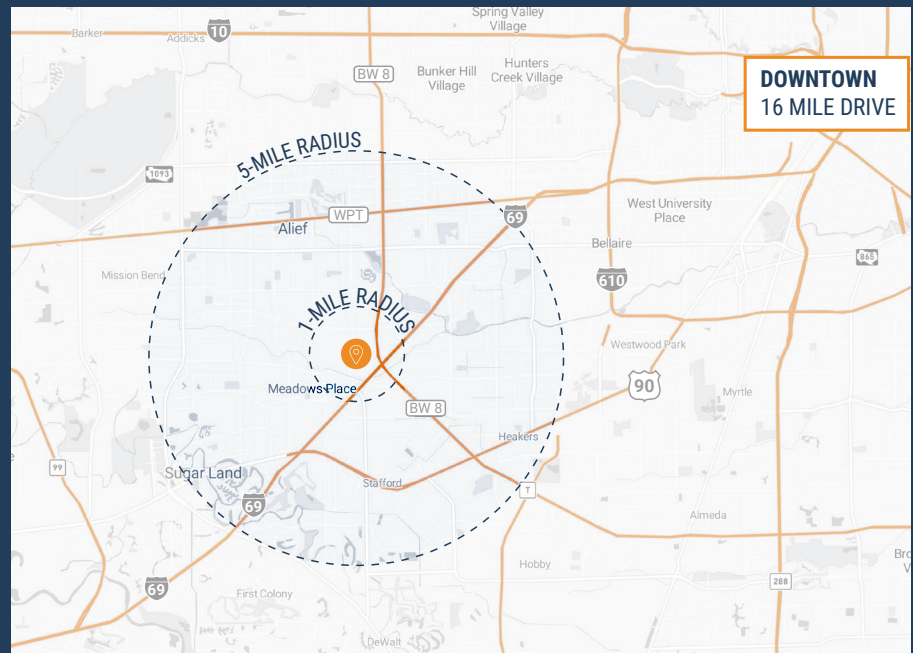
**GRADE-LEVEL, SEMI-DOCK,  
AND DOCK-HIGH LOADING**



**DRIVE-UP SURFACE PARKING**



**1,570 SF – 12,230 SF  
SUITES AVAILABLE**



**THOMAS PFEIFER**



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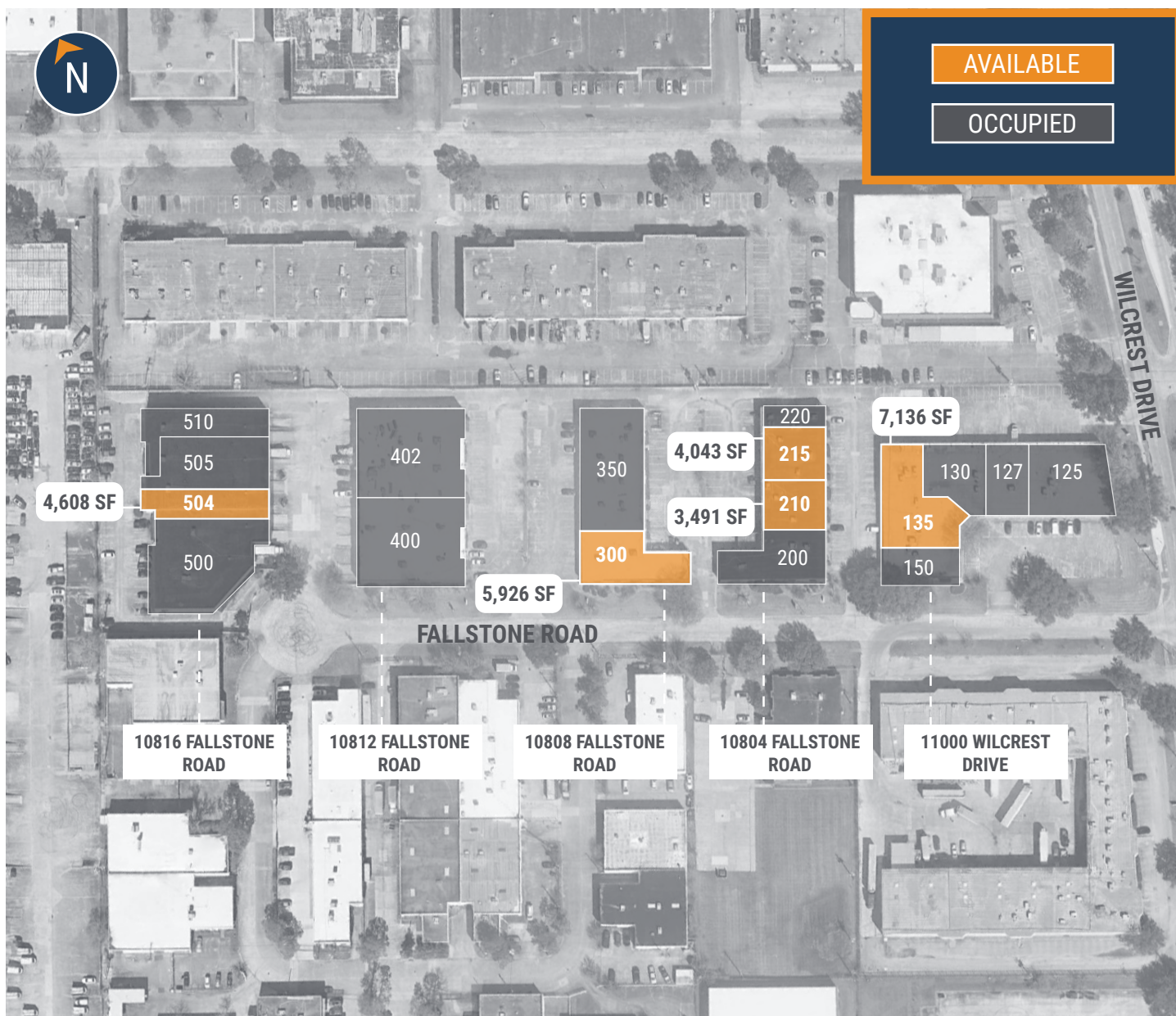


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*This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.*



## SITE PLAN



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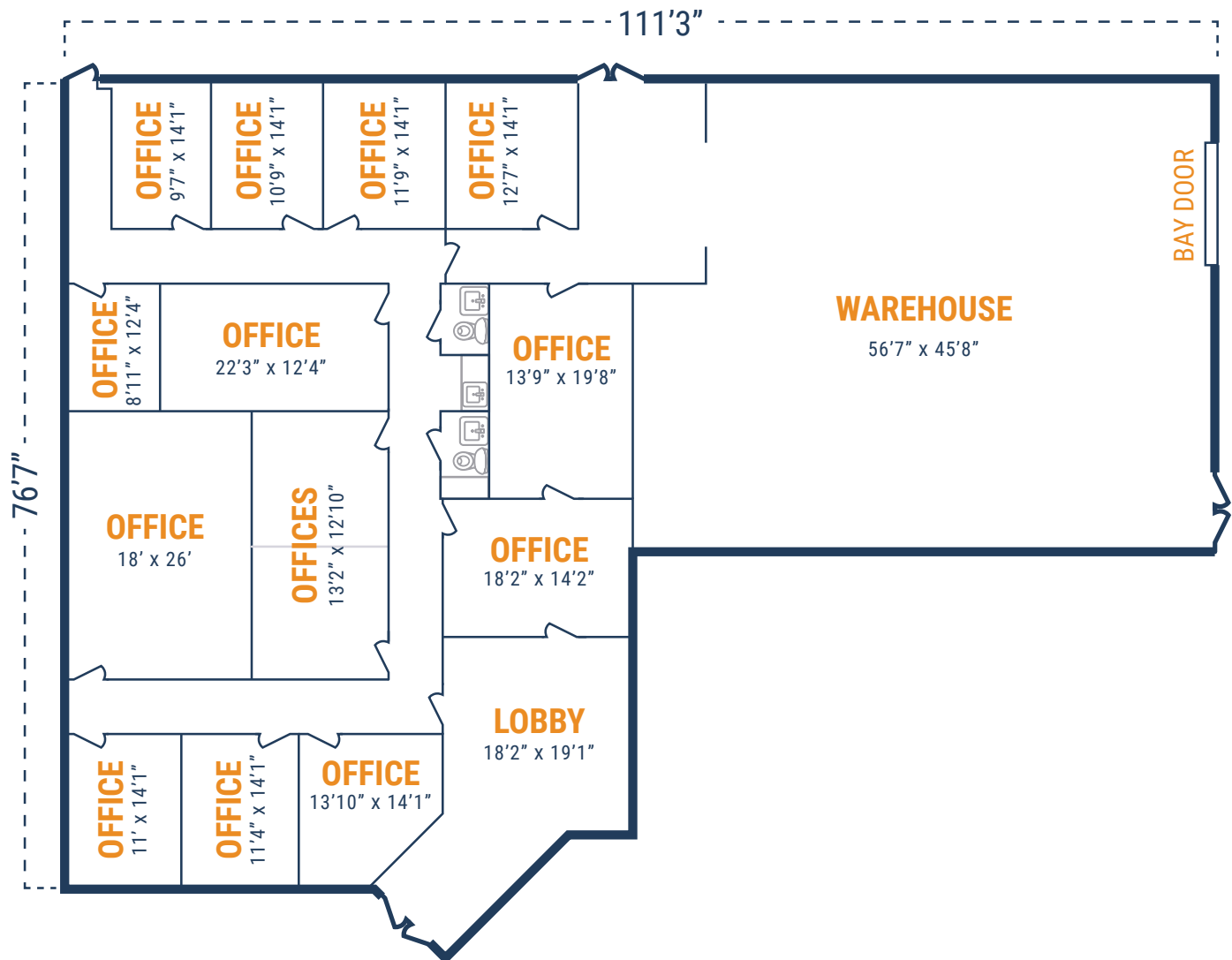


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 7,136 SF Total Available
- » 4,607 SF Office
- » 2,529 SF Warehouse
- » Insulated Warehouse
- » (1) 12'x14' Grade-Level Door



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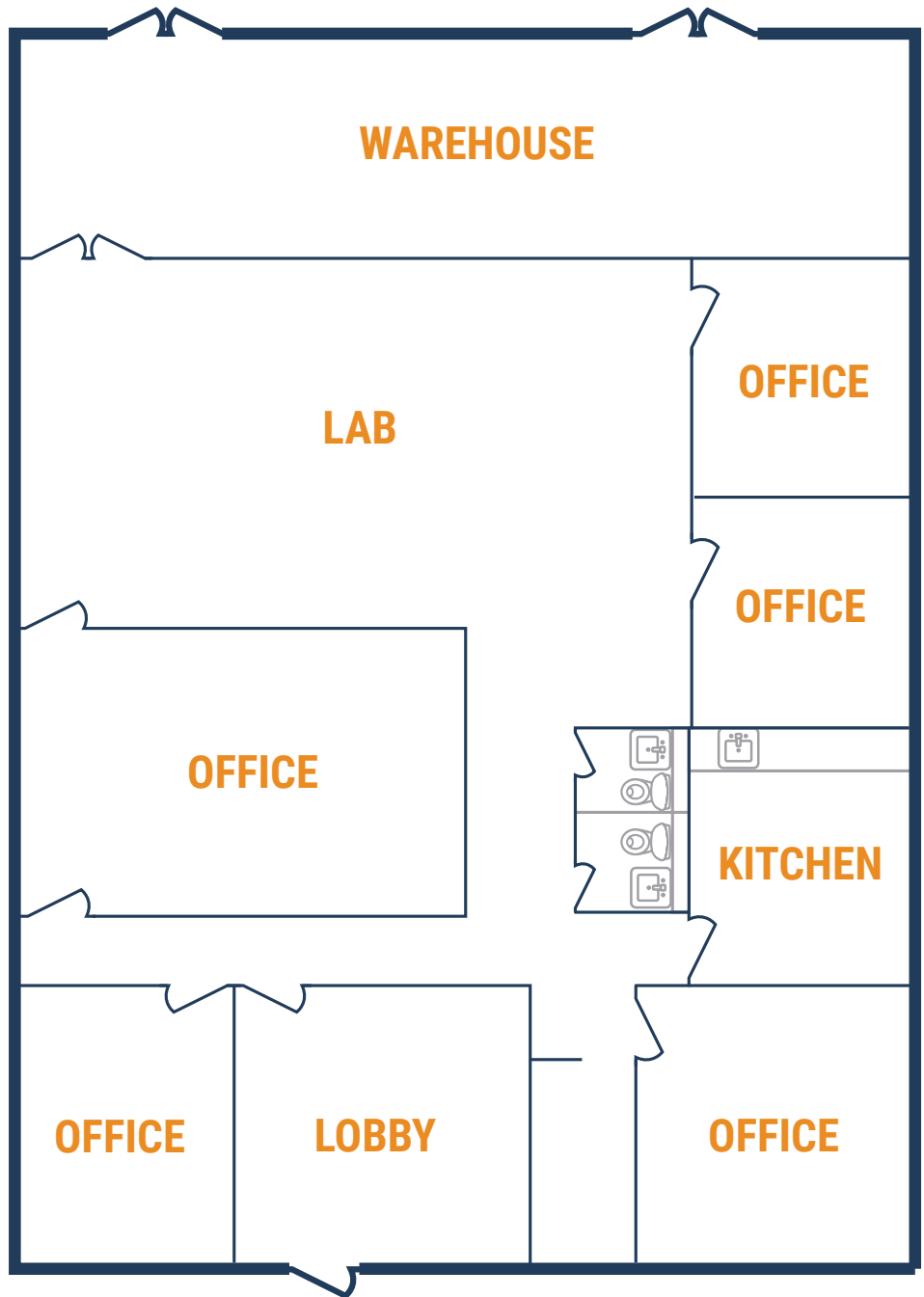
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10804 Fallstone, Suite 210  
Houston, TX 77099

## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 3,491 SF Total Available
  - » 1,347 SF Office
  - » 1,500 SF Lab
  - » 644 SF Warehouse
- » 100% Climate-Controlled
- » (2) 8'x8' Grade-Level Doors



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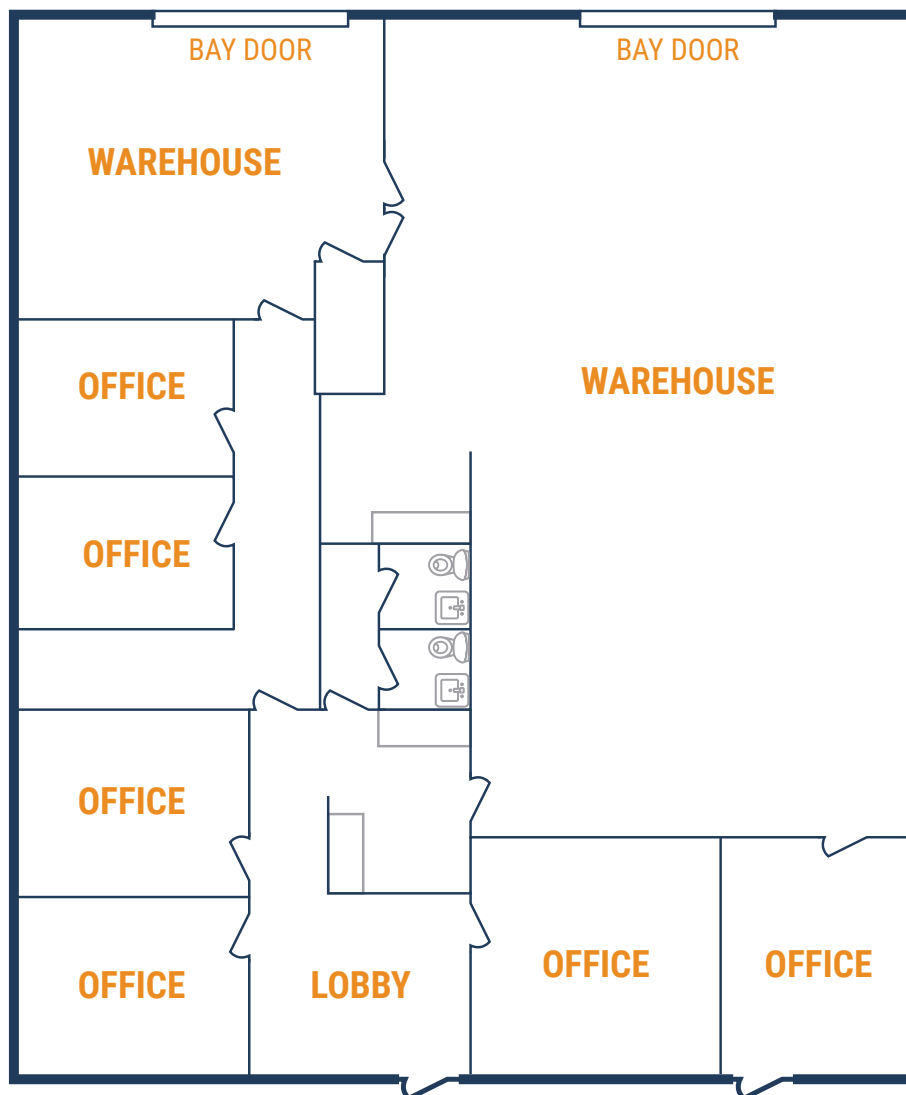
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 4,043 SF Total Available
- » 2,060 SF Office
- » 1,983 SF Warehouse
- » 100% Climate-Controlled
- » (2) 12'x10' Grade-Level Doors



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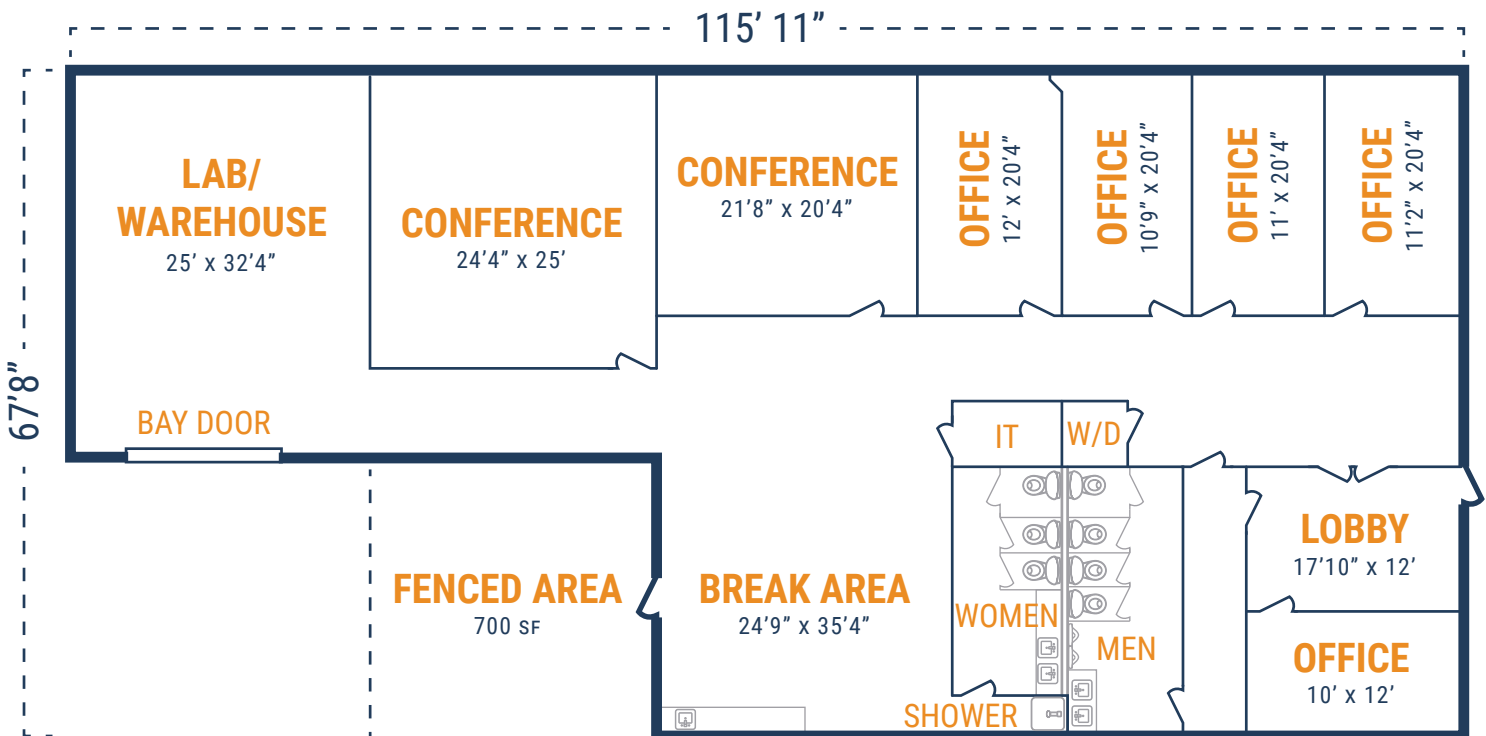


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 5,926 SF Total Available
- » 3,626 SF Office
- » 2,300 SF Lab/Warehouse
- » 100% Climate-Controlled
- » (1) 12'x10' Grade-Level Doors
- » 700 SF Fenced Outside Storage



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10816 Fallstone, Suite 504  
Houston, TX 77099

### FLOOR PLAN — AVAILABLE IMMEDIATELY

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- » 4,608 SF Total Available
- » *Build-to-Suit Office/Warehouse*
- » (1) 12'x10' Grade-Level Door with ramp



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