

FOR LEASE

±9,775 - 12,112 SF Office/Warehouse Suites Available Now

12701 Executive Drive, Stafford, Texas 77477



STRATEGIC LOCATION WITH
EXCELLENT ACCESS TO I-59,
HIGHWAY 90, AND BELTWAY 8



±37,950 SF

TOTAL
BUILDING SF

±16'

CLEAR
HEIGHT

3-PHASE

POWER

**DOCK-HIGH
LOADING**

AND DRIVE-IN DOORS

NEW ROOF

JULY 2026

MASTER-PLANNED

BUSINESS DISTRICT

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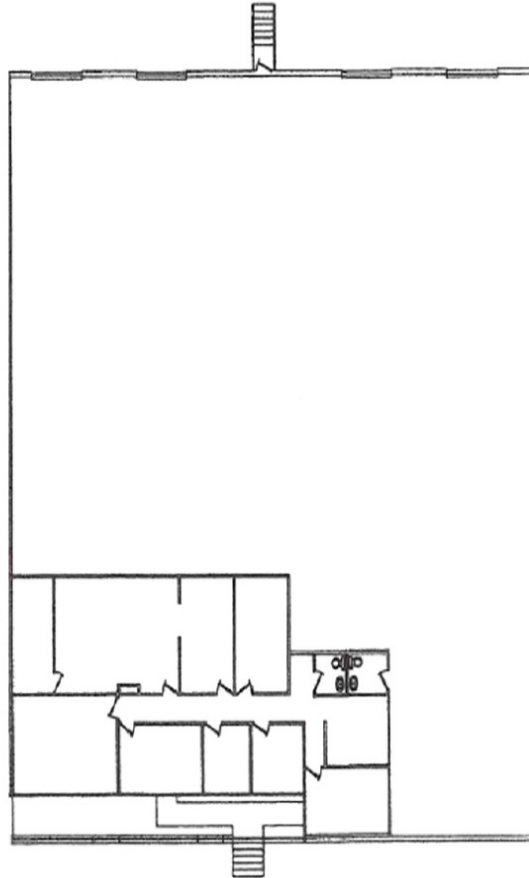
Woody Hillyer

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12701 EXECUTIVE DRIVE, STAFFORD, TEXAS 77477

Suite 604 Specifications & Photos



±12,112 SF
TOTAL

±2,700 SF
OFFICE

±16'
CLEAR HEIGHT

FOUR (4)
DOCK HIGH DOORS

SIX (6)
PRIVATE OFFICES

CONFERENCE
ROOM

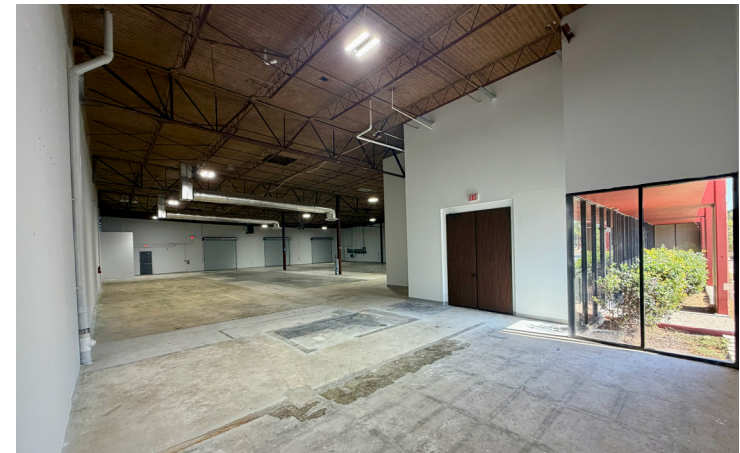
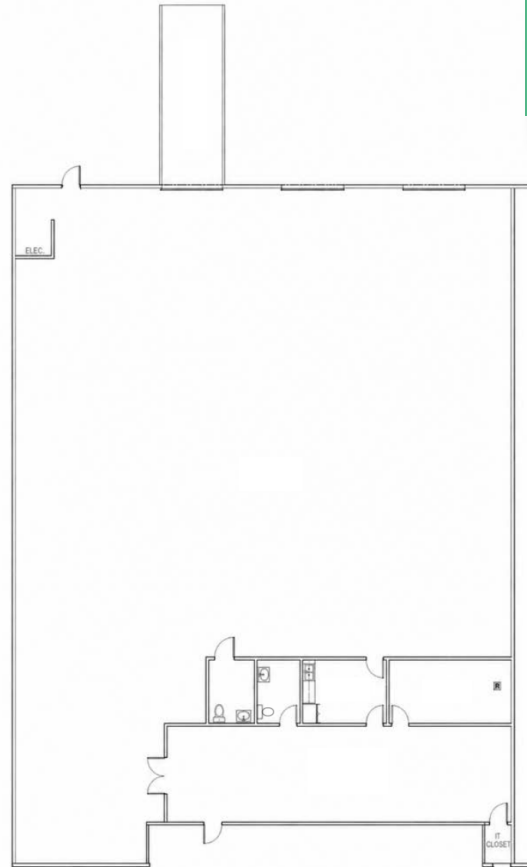
3-PHASE
POWER

12701 EXECUTIVE DRIVE, STAFFORD, TEXAS 77477

Suite 614 Specifications & Photos



**100% HVAC - FULLY
CLIMATE CONTROLLED**



±9,775 SF
TOTAL

±1,275 SF
OFFICE

±16'
CLEAR HEIGHT

ONE (1)
DRIVE-IN DOOR

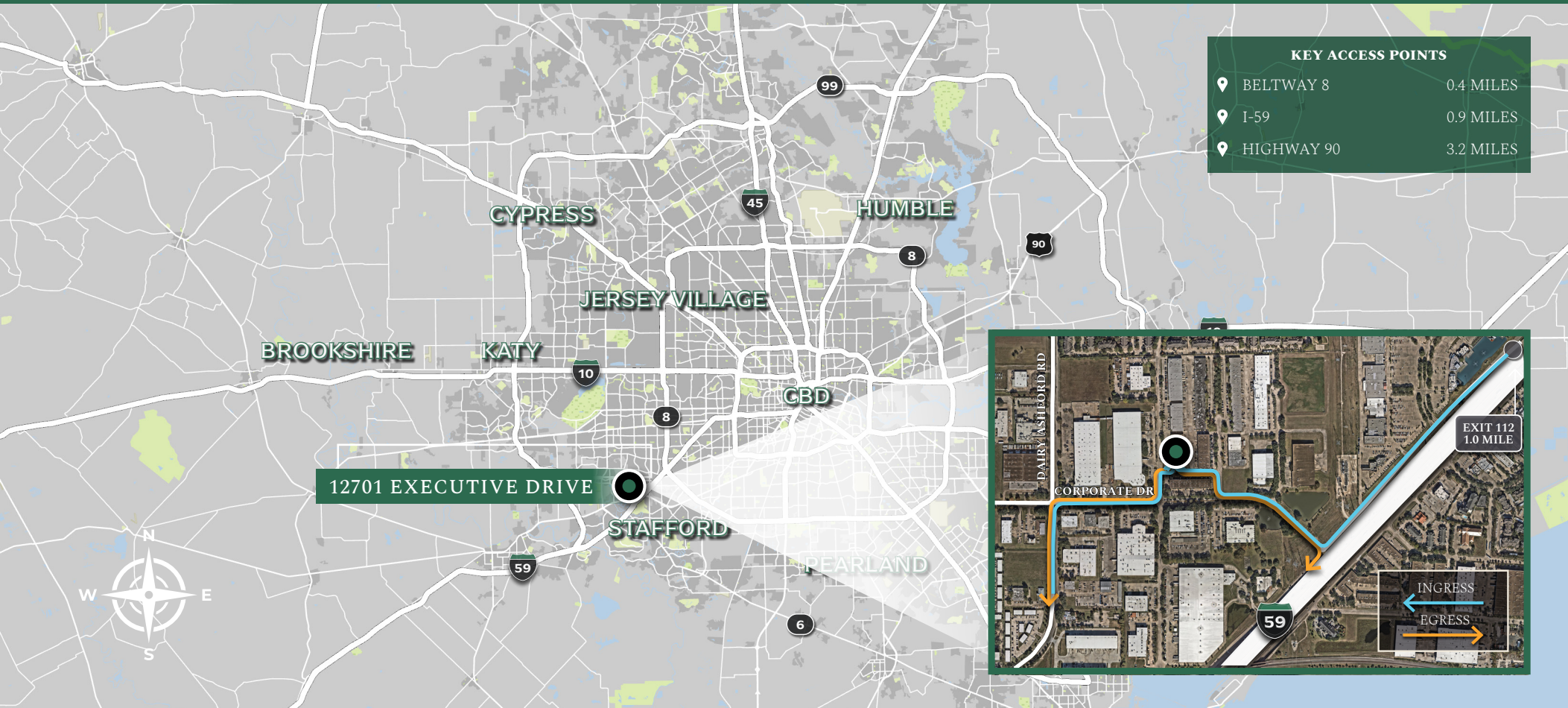
TWO (2)
DOCK-HIGH DOORS

BREAK
ROOM

ONE (1)
PRIVATE OFFICE

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Premier Regional Connectivity



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