

FOR LEASE

120,392 SF | Q3 2027 Estimated Delivery

7501 FAIRMONT PARKWAY | PASADENA, TX 77505



For more information, contact:

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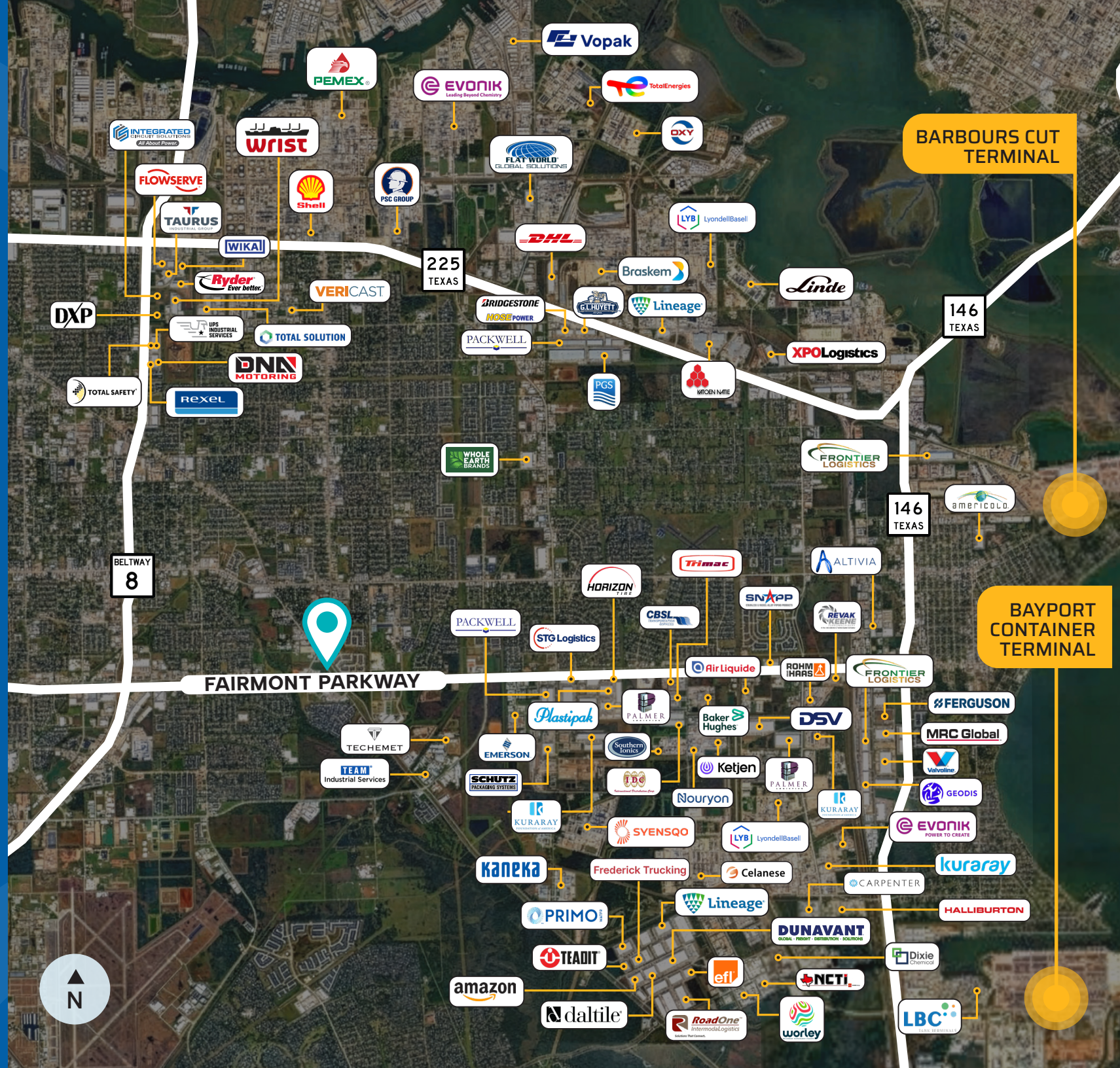
danielle.rothchild@streamrealty.com



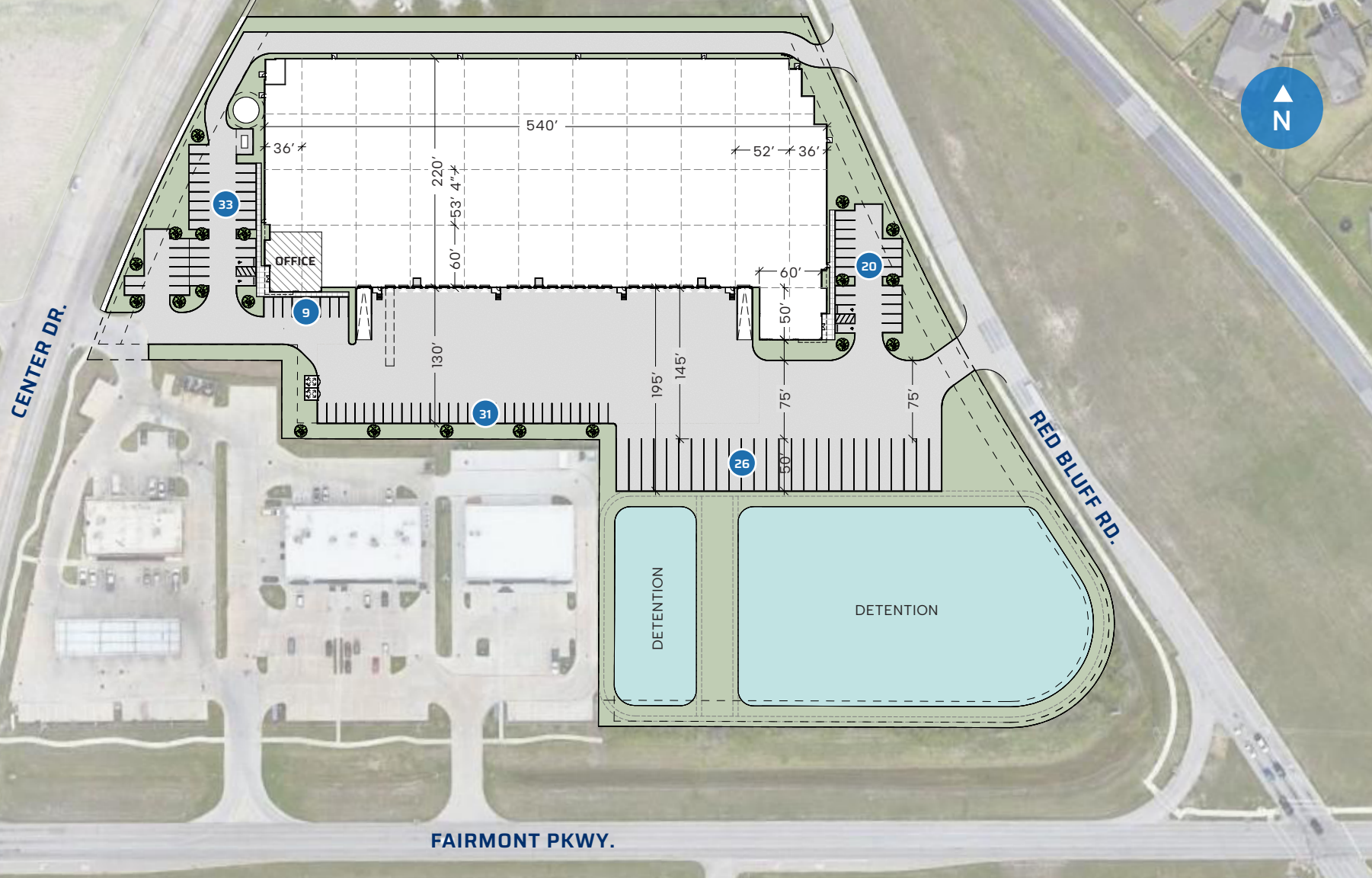
Corporate Neighbors



CARSON
FAIRMONT



Site Plan



PROPERTY HIGHLIGHTS

120,392
Total Building SF

9.37
Total Acreage

A
Building Class

±3,000
Spec Office SF

Front-Load
Configuration

23
Dock-High Doors

2
Drive-In Ramps

32'
Clear Height

93
Auto Parking Spaces

26
Trailer Parking Spaces

ESFR
Sprinklered

53' x 52'
Typical Bay

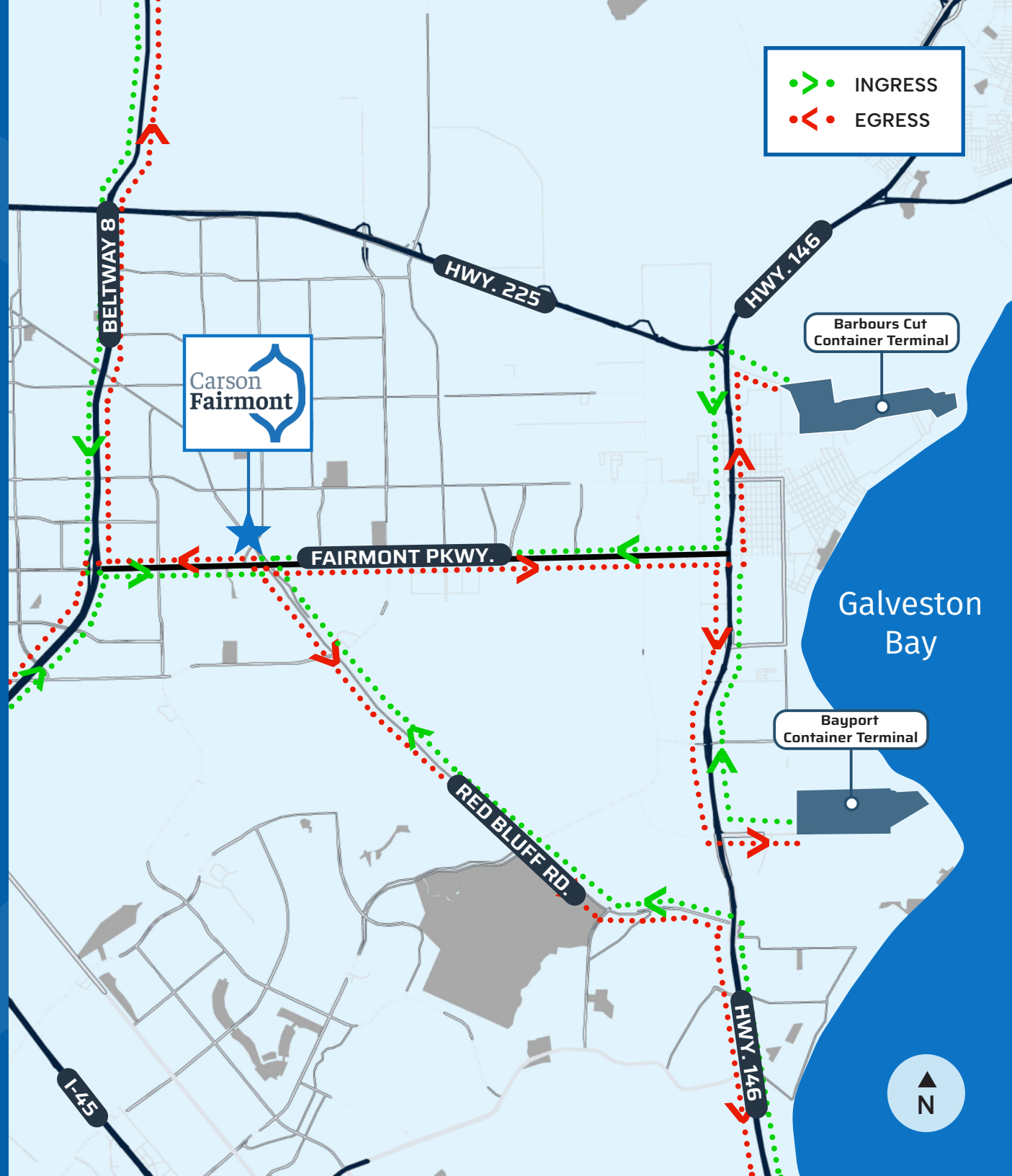
60'
Speed Bay

130' – 195'
Truck Court

Property Accessibility

DRIVE TIMES

Beltway 8	4 min.
Hwy. 225	10 min.
I-45	10 min.
Barbours Cut Terminal	18 min.
Bayport Terminal	18 min.
610	18 min.
Port of Houston	20 min.
Hobby Airport	20 min.
IAH	32 min.



Leasing Team:

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**CONSTRUCTION
PROGRESS:**



Site Work



Pad Ready



Walls Being Tilted



Under Roof



Ready for Occupancy

