

South Shaver Business Park

2950 South Shaver St., Pasadena, TX 77502

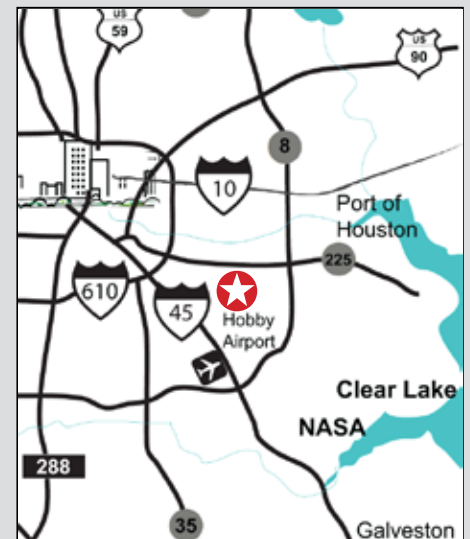
www.oakleafmgmt.com



Business Park Features:

- 154,000 SF RBA
 - Prime location with great access and visibility
 - Located at the corner of South Shaver & Spencer Hwy.
 - Great access to I-45, I-610, Sam Houston Tollway & 225
 - Tenants enjoy 24 hour access
 - 104 standard size warehouses
 - Mixed use facilities available — shop storage to office with warehouse space available
 - Available office/warehouse spaces are 700, 1250, 2500 and 4000 SF
 - All warehouse/office spaces have two access points: front office door and 16' bay doors
 - Great and welcoming property management team
 - Aggressive pricing with specials
- * **Hablamos español**

On-Site Leasing Office in Suite C22



 **Oak Leaf Management**
real estate management, leasing & brokerage

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| | | |
|---------------------|-----------------|-----------------|
| E-1 600 sqft | E-2 700 sqft | E-3 700 sqft |
| E-4 | 2000 sqft | |
| E-5 | 2000 sqft | |
| E-6 | 2000 sqft | |
| E-7 | 4000 sqft | |
| E-8 | 4000 sqft | |
| E10 (E09) 8000 sqft | | |

| | | | |
|-------------------|-------------------|-------------------|------------------|
| C-22 1250 sqft | C-23 1250 sqft | C-24 1250 sqft | C-1 1250 sqft |
| C-21 | 1250 sqft | C-2 | 1250 sqft |
| C-20 | 1250 sqft | C-3 | 2500 sqft |
| C-19 | 1250 sqft | (C-4) | |
| C-18 | 1250 sqft | C-5 | 1250 sqft |
| C-17 | 1250 sqft | C-6 | 1250 sqft |
| C-16 | 1250 sqft | C-7 | 1250 sqft |
| C-15 | 1250 sqft | C-8 | 1250 sqft |
| C-12 (13+14) | 3,750 sqft | C-9 and 10 | 2500 sqft |
| | | C-11 | 1250 sqft |

| | | | |
|----------------|-----------|-------------|-----------|
| A-24 | 1250 sqft | A-1 | 1250 sqft |
| A-23 | 1250 sqft | A-2 and | 2500 sqft |
| A-22 | 1250 sqft | A-3 | |
| A-21 | 1250 sqft | A-4 | 1250 sqft |
| A-20 | 1250 sqft | A-5 | 1250 sqft |
| A-19 | 1250 sqft | A-6 | 1250 sqft |
| A-18 | 1250 sqft | A-7 | 1250 sqft |
| A-17 | 1250 sqft | A-8 | 1250 sqft |
| A14 (15+16) | 3750 NRA | A-9 | 1250 sqft |
| | | A-10 | 1250 sqft |
| | | A-11 | 1250 sqft |
| | | A-12 and 13 | 2500 sqft |

| | |
|-----|-----------|
| F-1 | 2000 sqft |
| F-2 | 2000 sqft |
| F-3 | 4000 sqft |
| F-4 | 4000 sqft |
| F-5 | 4000 sqft |
| F-6 | 4000 sqft |

| | | | |
|-----------|-----------|---------|-----------|
| D-20 | 1250 sqft | D-1 | 1250 sqft |
| D-19 | 1250 sqft | D-2 & 3 | 2500 sqft |
| D-18 | 1250 sqft | | |
| D-17 | 1250 sqft | D-4 | 1250 sqft |
| D-16 | 1250 sqft | D-5 | 1250 sqft |
| D-14 & 15 | 2500 sqft | D-6 | 1250 sqft |
| | | D-7 | 1250 sqft |
| D-13 | 1250 sqft | D-8 | 1250 sqft |
| D-11 & 12 | 2500 sqft | D-9 | 1250 sqft |
| | | D-10 | 1250 sqft |

| | | | |
|-----------------------|-----------|-----------|------------|
| | | B-1 | 1,250 sqft |
| B-20, 19, and 2 | | 3750 sqft | |
| B18 and B 3 2500 sqft | | | |
| B-17 | 1250 sqft | B-4 | 1250 sqft |
| B-16 | 1250 sqft | B-5 | 1250 sqft |
| B-15 | 1250 sqft | B-6 & 7 | 2500 sqft |
| B-14 | 1250 sqft | | |
| B-13 | 1250 sqft | B-8 | 1250 sqft |
| B-12 | 1250 sqft | B-9 & 10 | 2500 sqft |
| B-11 | 1250 sqft | | |