

**±16,200 SQ.FT.  
SINGLE-TENANT  
INDUSTRIAL  
WAREHOUSE -  
FOR SUBLEASE**



**AVAILABLE 09/01/2026**

**5121 STEADMONT DRIVE, HOUSTON, TEXAS**



## PROPERTY FEATURES

- ▶ ±16,200 SF Total with ±1,800 SF Office
- ▶ Two (2) 12' x 14' Grade-Level Doors
- ▶ 18' Clear Height
- ▶ Two (2) Big Ass Fans
- ▶ 3-Phase; 480v; 600 Amp Power
- ▶ Modular Warehouse Office and Shop Restrooms
- ▶ ±14,000 SF Fenced and Paved Outside Storage
- ▶ Renovated in 2023; Full Office Refresh and LED Warehouse Lighting
- ▶ Located Northwest Inner Loop with Close Proximity to Hempstead
- ▶ **\$0.83 NNN with 3.5% Annual Increases**

## CONTACT INFORMATION

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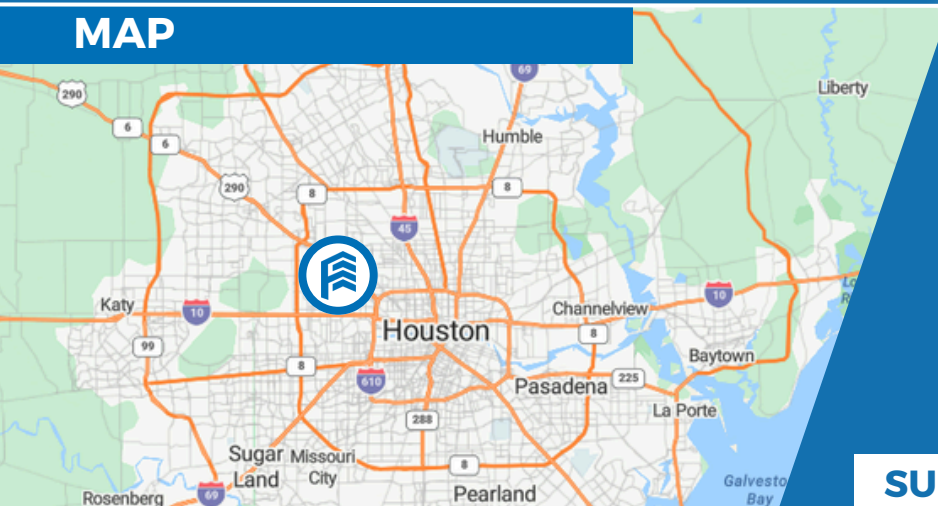
**SUBLEASE TERM THROUGH 11/30/2031**



## 5121 STEADMONT DRIVE, HOUSTON, TEXAS

Located at 5121 Steadmont Dr, this single-tenant warehouse offers a substantial subleasing opportunity. Strategically positioned in northwest Houston, the site provides convenient access to U.S. 290, Beltway 8 and I-10. The property features a fully secured yard, making it ideal for tenants seeking excess parking or outdoor storage capabilities. The transportation corridors of the 610 Loop submarket attract users looking for efficient distribution routes and is the second largest industrial submarket in Houston, catering to tenants ranging from oil & gas to manufacturing, and general consumer goods.

### MAP



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