

FOR SALE OR LEASE



5808 BERRY BROOK DRIVE | HOUSTON TX | 77017



90,000 SF **FULLY FENCED** **HEAVY POWER**

Freestanding Building



Private 150' Truck Apron



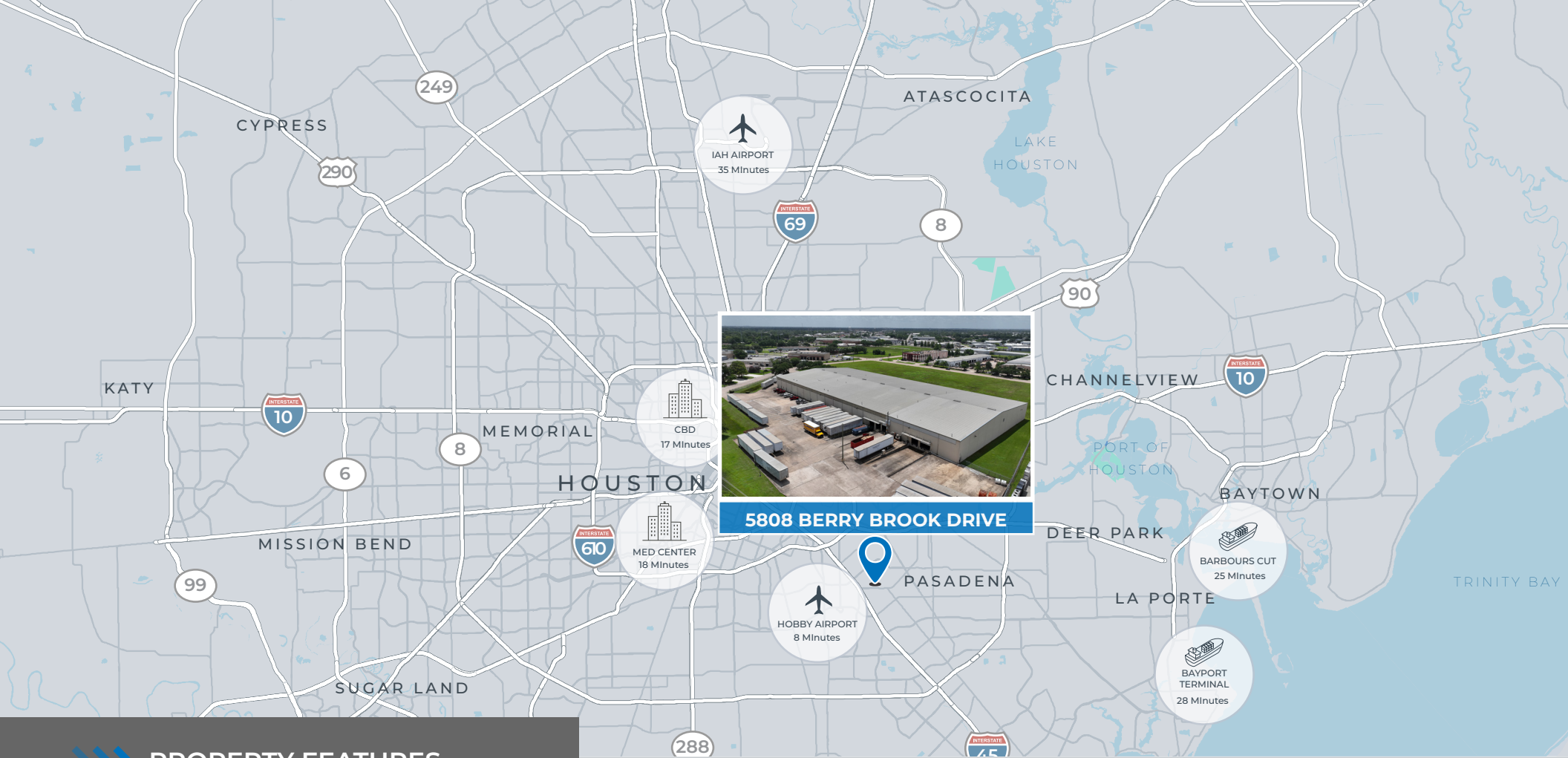
3 Phase, 4 Wire
120/240 Volt
2,000 Amps

CONTACTS

Craig Bean, SIOR | 713.490.3784 | Craig.Bean@transwestern.com

Scott Miller | 713.231.1637 | Scott.Miller@transwestern.com

Jeff Peden, SIOR | 713.231.1640 | Jeff.Peden@transwestern.com



PROPERTY FEATURES

- 90,000 SF Freestanding Building
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area
- 10,711 SF Mezzanine Storage Area (Not Factored in Total Square Footage)
- Heavy Power: 3 Phase, 4 Wire, 120/240 volt, 2,000 Amp Electrical Service
- Compressed Air Lines and Power Distribution Throughout Warehouse
- Maximum 32' Clear Height
- Wet Sprinkler System
- Eight (8) Dock-High Loading Doors (One Oversized Door)
- Two (2) Drive-In Ramps
- Seven (7) Big Ass Fans in Warehouse
- Private, Fenced, 150' Truck Court – Room for Trailer or Product Storage
- Located on 5.76 Acres of Land

For Lease: \$0.61/SF NNN

For Sale: Contact Brokers for Pricing

5808 BERRY BROOK DRIVE

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90,000 SF Freestanding Building on 5.76 Acres



INGRESS/EGRESS

5808 BERRY BROOK DRIVE

BARBOURS CUT
13 MILES

HOBBY AIRPORT
2 MILES

HOBBY AIRPORT

Ingress/Egress via Winkler Drive provides direct access to and from I-45 (~1 mile). Upon reaching I-45 from the project, it is less than a 2.5-mile drive north to I-610. Hobby Airport is located just two miles south of the Project via Monroe Road.

■ = INGRESS
■ = EGRESS

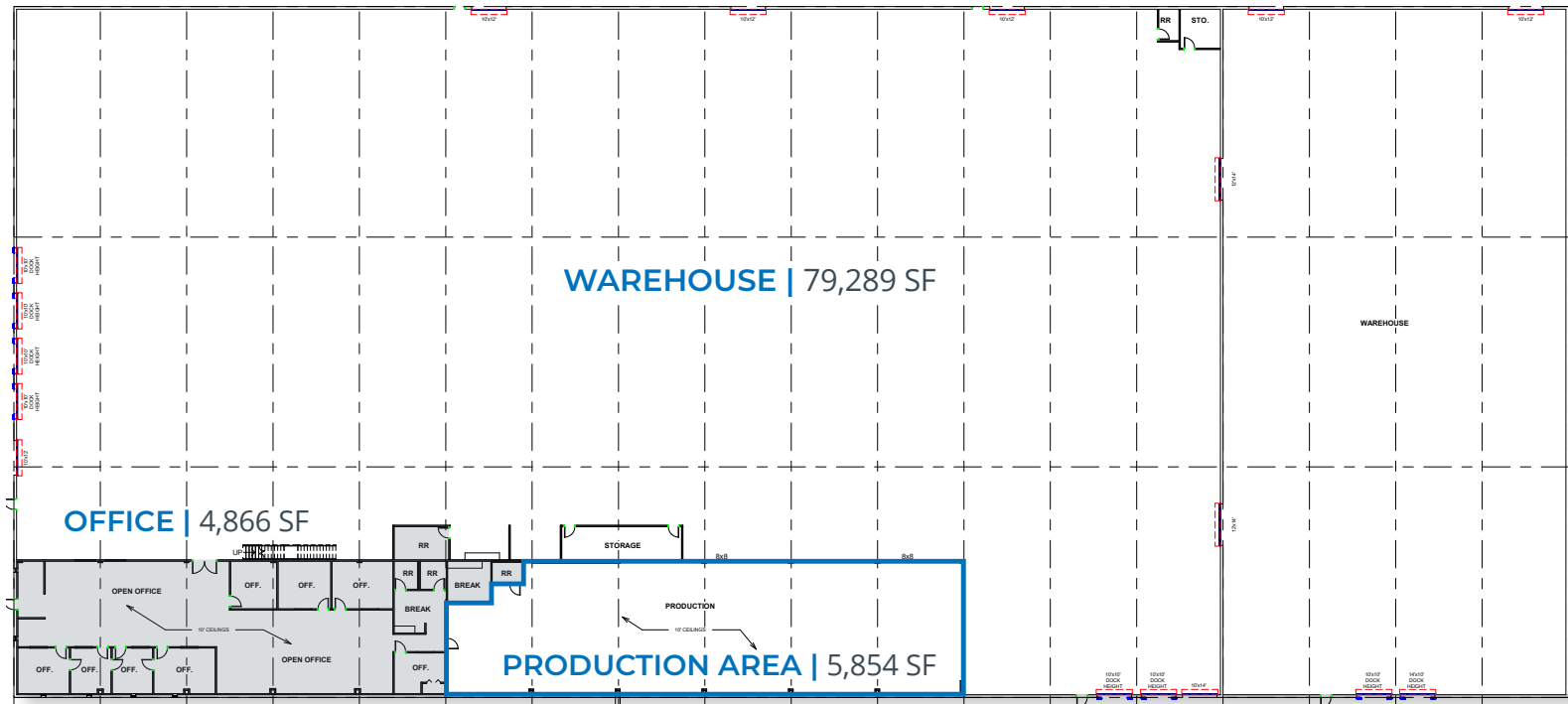
BELTWAY 8
3 MILES

5808 BERRY BROOK DRIVE

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90,000 SF Freestanding Building on 5.76 Acres

FLOOR PLAN



90,000 SF
TOTAL

- 79,289 SF Warehouse
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area

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PROPERTY PHOTOS





CONTACT US

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