

## BRENTWOOD BUSINESS PARK AT CHOCOLATE BAYOU

### TWO ±25,000 SF WAREHOUSES - FOR LEASE OR SALE



**14213 OLD CHOCOLATE BAYOU ROAD, HOUSTON, TEXAS**



### PROPERTY FEATURES

- ▶ Phase 1: Two (2) ±25,000 SF Buildings with ±2,000 SF of Office
- ▶ Phase 2: Two (2) ±25,000 SF Buildings with ±2,000 SF of Office or One (1) ±50,000 SF Building
- ▶ Phase 3: One (1) ±40,000 SF Building with ±2,000 SF of Office or BTS
- ▶ ESFR Sprinklers and LED Lighting Throughout Office and Warehouse
- ▶ 10-20 Ton Crane Ready
- ▶ 28' Clear Height
- ▶ 3 Phase; 480V; 400 Amps
- ▶ Three (3) 14'x14' Grade-Level Doors per Building
- ▶ Two (2) 12'x12' Dock-High Doors per Building
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

### CONTACT INFORMATION

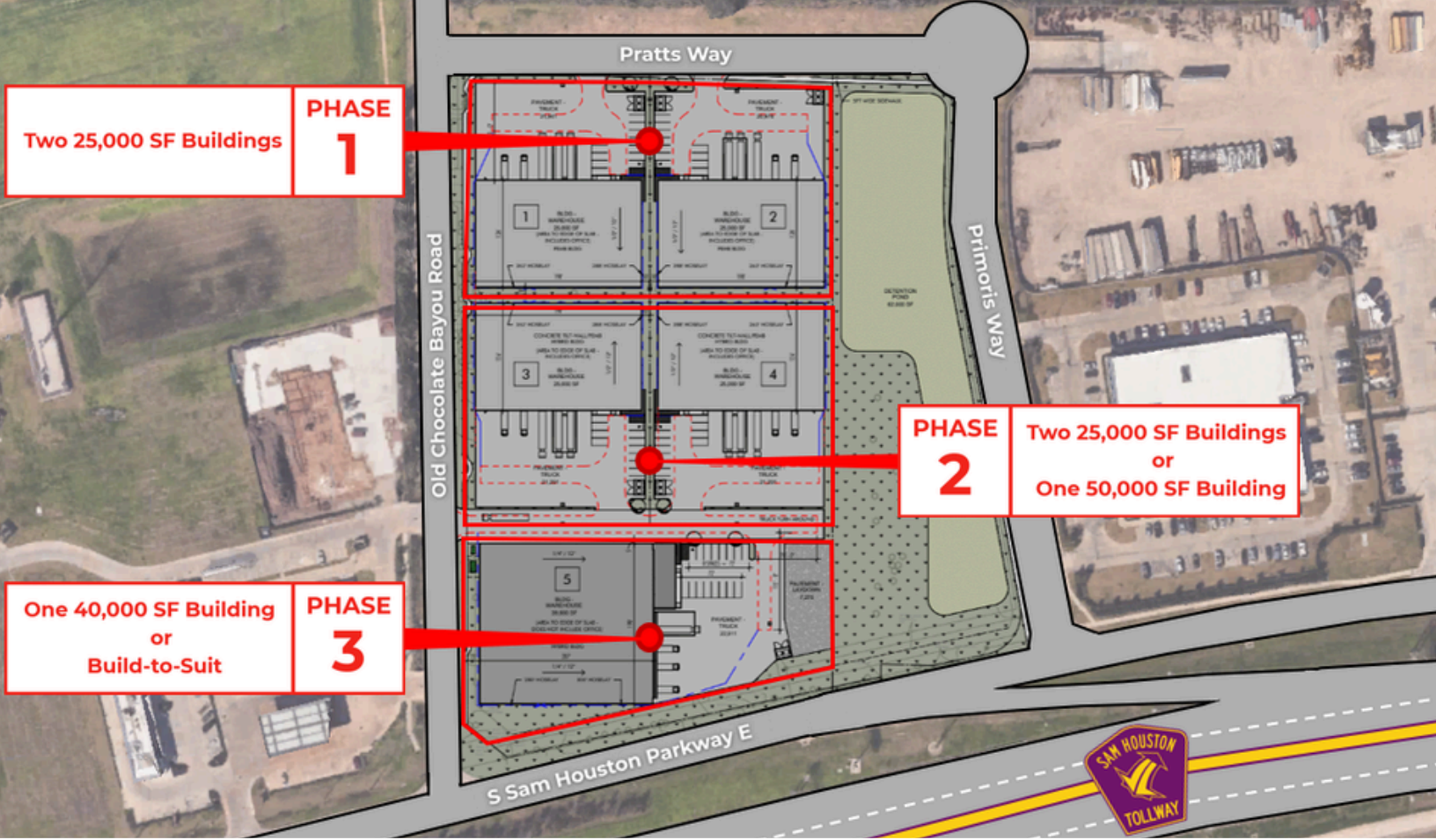
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**Anticipated Delivery Date: Q3 2026**



Two 25,000 SF Buildings

**PHASE 1**

One 40,000 SF Building  
or  
Build-to-Suit

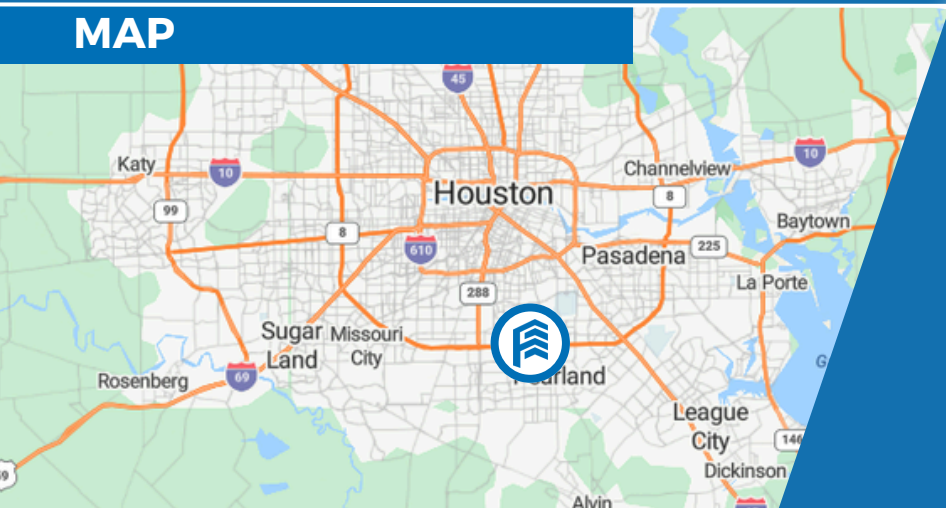
**PHASE 3**

**PHASE 2** Two 25,000 SF Buildings  
or  
One 50,000 SF Building

# 14213 OLD CHOCOLATE BAYOU ROAD, HOUSTON, TEXAS

Situated in Southwest Houston, Brentwood Business Park at Chocolate Bayou is a premier 140,000+ SF industrial development ideal for distribution, manufacturing, and warehouse operations. Phase 1 of the strategically planned development features two 25,000 SF buildings, each offering 2,000 SF of fully built-out office and ample warehouse space, with Phase 2 delivering either two additional 25,000 SF buildings or one 50,000 SF facility, and Phase 3 providing a flexible 40,000 SF building or build-to-suit options. Key amenities include ESFR sprinklered warehouse, 10-15 ton crane-ready capacity, three 14' x 14' grade level doors, two 12' x 12' dock high doors, 28' clear heights, and 3-phase power. Brentwood Business Park enjoys premium frontage on Beltway 8 with excellent access to Highway 288 and the Gulf Freeway, positioning tenants at the center of Houston's expanding industrial corridor.

## MAP



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