



## BUILDING J

6401 N ELDRIDGE PKWY,  
HOUSTON, TX 77041



KBCADVISORS



### PROPERTY SPECIFICATIONS

**±23,854**  
TOTAL SF

**HEAVY**  
POWER

**±1,843 SF**  
OFFICE

**\$1.10/FT NNN**  
LEASE RATE

UP TO ±6 ACRE STORAGE YARD AVAILABLE

#### HIGH BAY:

**±5,615**  
TOTAL SF

**±50'**  
EAVE HEIGHT

**(1) 10-TON**  
CRANE

**AC**  
SHOP

**(4) 12' x 12'**  
OVERHEAD DOORS

**(2) 16' x 16'**  
OVERHEAD DOORS

#### LOW BAY:

**±12,788**  
SQUARE FEET

**±19'**  
EAVE HEIGHT

**(2) 16' x 16'**  
OVERHEAD DOORS

**73' WIDE**  
CLEAR SPAN

[BUILDING J VIDEO](#)

# WELCOME TO NORTHWEST RESERVOIR DISTRICT

## THE MANUFACTURING DESTINATION IN HOUSTON, TX



**BUILDING J INTERIOR**



**SITE PLAN**



**JOHN FERRUZZO, SIOR**

+1 713 501 7999  
john.ferruzzo@kbcadvisors.com

**JACK FERRUZZO**

+1 713 304 5911  
jack.ferruzzo@kbcadvisors.com

**RYAN WASAFF**

+1 713 545 7207  
rwasaff@welcomegroup.com

**COLE BERCHER**

+1 210 373 3078  
cbercher@welcomegroup.com

**BRENNAN**  
INVESTMENT GROUP  
**KBCADVISORS**

**Welcome**  
Realty Advisors

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM