

Commerce Park Northwest

8901 Jameel Rd. | Ste. 110 | Houston, TX 77040

3,330 SF
AVAILABLE FOR LEASE

100% HVAC Warehouse

New Ownership Renovations Underway



FOR MORE INFORMATION:

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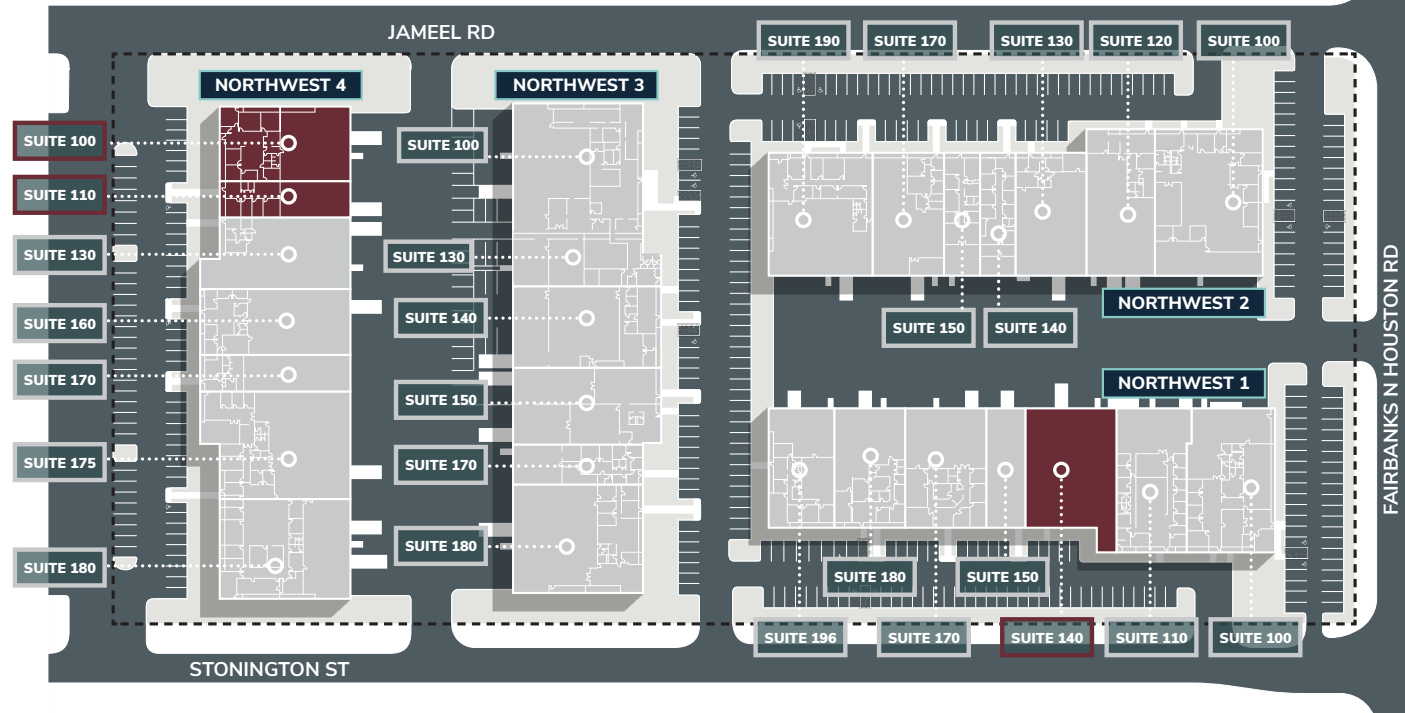
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Commerce Park Northwest

- Suites between 3,000 - 18,482 SF available
- Rear-load configuration (dock and ramp)
- 3-phase power
- Fully fenced and secured with electric wrought iron gates and LED exterior lighting
- 100% HVAC warehouse
- Renovations underway (paint, HVAC, signage, turnkey suites)



AVAILABILITIES

■ AVAILABLE

BUILDING	SUITE	OFFICE SIZE	WAREHOUSE SIZE	TOTAL SIZE	FLOORPLAN
Northwest 1	140	±1,868 SF	±6,010 SF	±7,878 SF	
Northwest 4	100	±2,780 SF	±4,218 SF	±6,998 SF	
Northwest 4	110	±1,324 SF	±2,006 SF	±3,330 SF	

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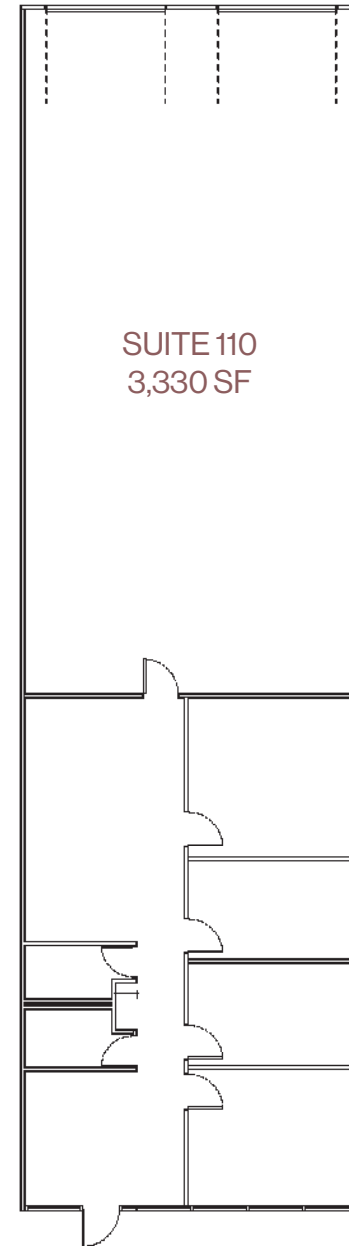
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AVAILABLE FOR LEASE

BUILDING FEATURES

- 3,330 total SF
- 1,324 SF office
- 2,006 SF warehouse
- One (1) dock-high door
- One (1) ramp
- 16' clear height
- 3P/480V/200A
- Ownership will retrofit suite to user's needs
- 100% HVAC



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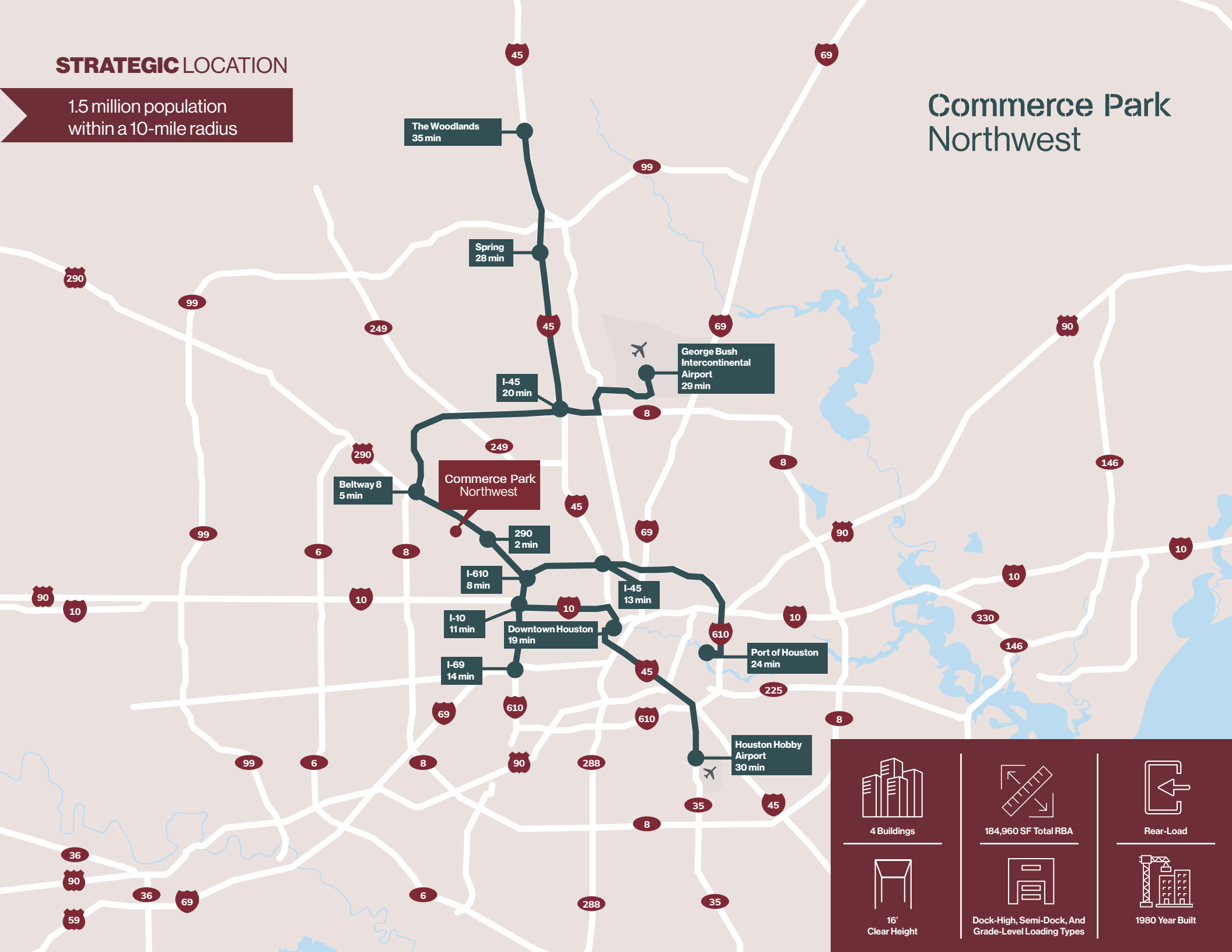
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STRATEGIC LOCATION

1.5 million population
within a 10-mile radius

Commerce Park
Northwest



 4 Buildings	 184,960 SF Total RBA	 Rear-Load
 16' Clear Height	 Dock-High, Semi-Dock, And Grade-Level Loading Types	 1980 Year Built

Commerce Park Northwest

NEARBY AMENITIES

RESTAURANTS

- 1 Sabor Chapin Restaurant
- 2 Smokeroom B-B-Q
- 3 Pappas Bar-B-Q
- 4 Lyndon's Pit Bar-B-Q
- 5 Mom's Country Deli
- 6 Eats Mesquite Grill
- 7 Taqueria Lindavista
- 8 Lunch at Sam's
- 9 Branding Iron Hamburger
- 10 The Pho Vietnamese Kitchen
- 11 Two Amigos Mexican Restaurant
- 12 BreWingZ Restaurant and Bar
- 13 Wingstop
- 14 Golden Corral Buffet & Grill
- 15 Logan's Roadhouse

FITNESS

- 1 Planet Fitness
- 2 LA Fitness
- 3 LA Fitness
- 4 Golds Gym

COFFEE

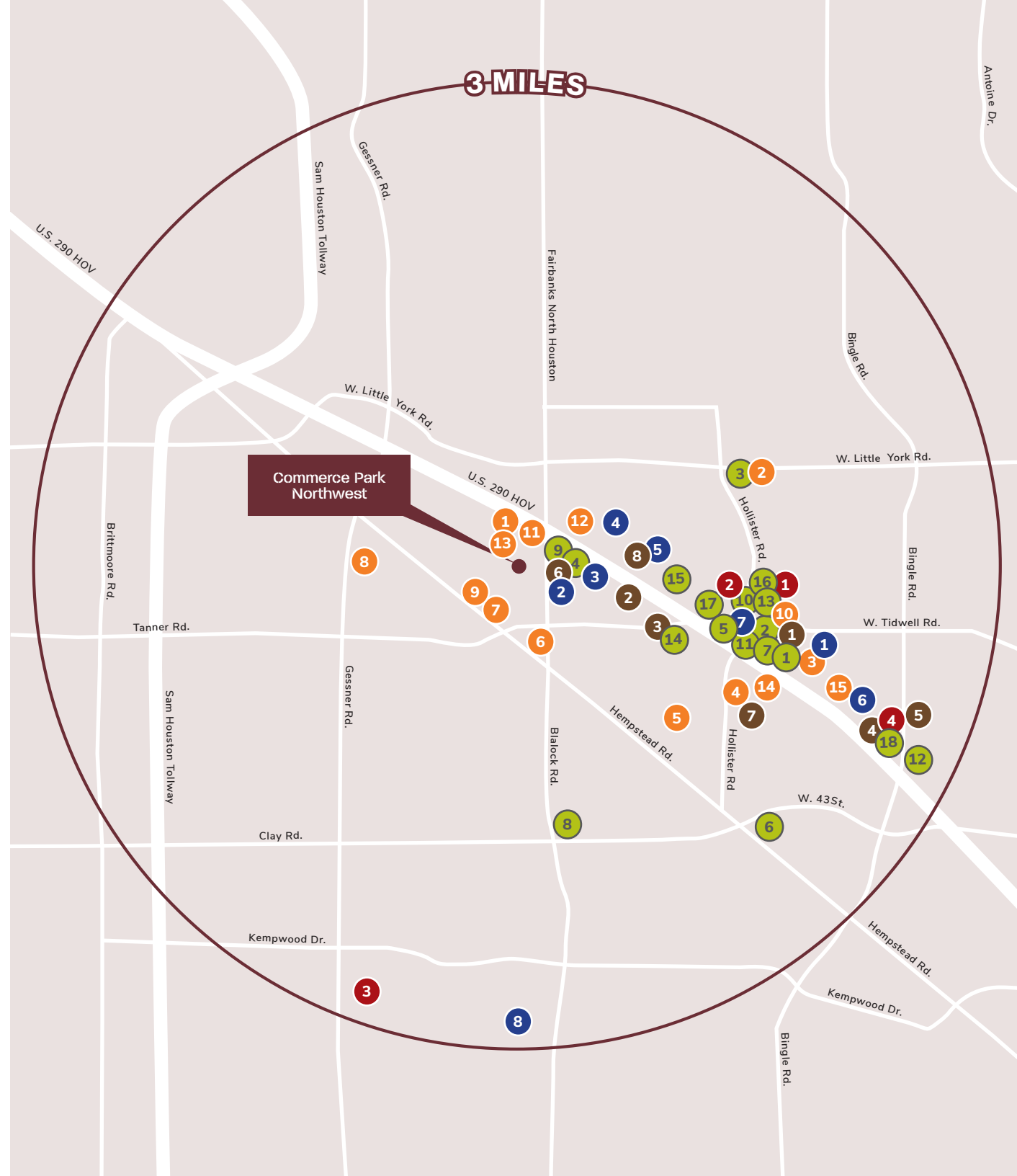
- 1 Starbucks
- 2 My Life Cafe
- 3 Tim Hortons
- 4 Dunkin'
- 5 Shipley Do-Nuts
- 6 Kolache Factory
- 7 The Marigold Café
- 8 Panera Bread

RETAILERS

- 1 Target
- 2 Home Depot
- 3 Cavender's Boot City
- 4 Northern Tool + Equipment
- 5 AT&T Store
- 6 Mustang Cat
- 7 The UPS Store
- 8 Advance Auto Parts

FAST FOOD

- 1 Chick-fil-A
- 2 Whataburger
- 3 Subway
- 4 Subway
- 5 Burger King
- 6 Burger King
- 7 Jack in the Box
- 8 Jack in the Box
- 9 McDonald's
- 10 McDonald's
- 11 Panda Express
- 12 Wendy's
- 13 Taco Bell
- 14 Church's Texas Chicken
- 15 Chipotle Mexican Grill
- 16 Hartz Chicken Buffet
- 17 Raising Cane's
- 18 Jimmy John's



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