

Commerce Park Northwest

6001 Stonington St. | Ste. 140 | Houston, TX 77040



±7,878 SF
AVAILABLE FOR LEASE

100% HVAC Warehouse

New Ownership Renovations Underway

FOR MORE INFORMATION:

 **STREAM**

 **Bleeker
Partners**

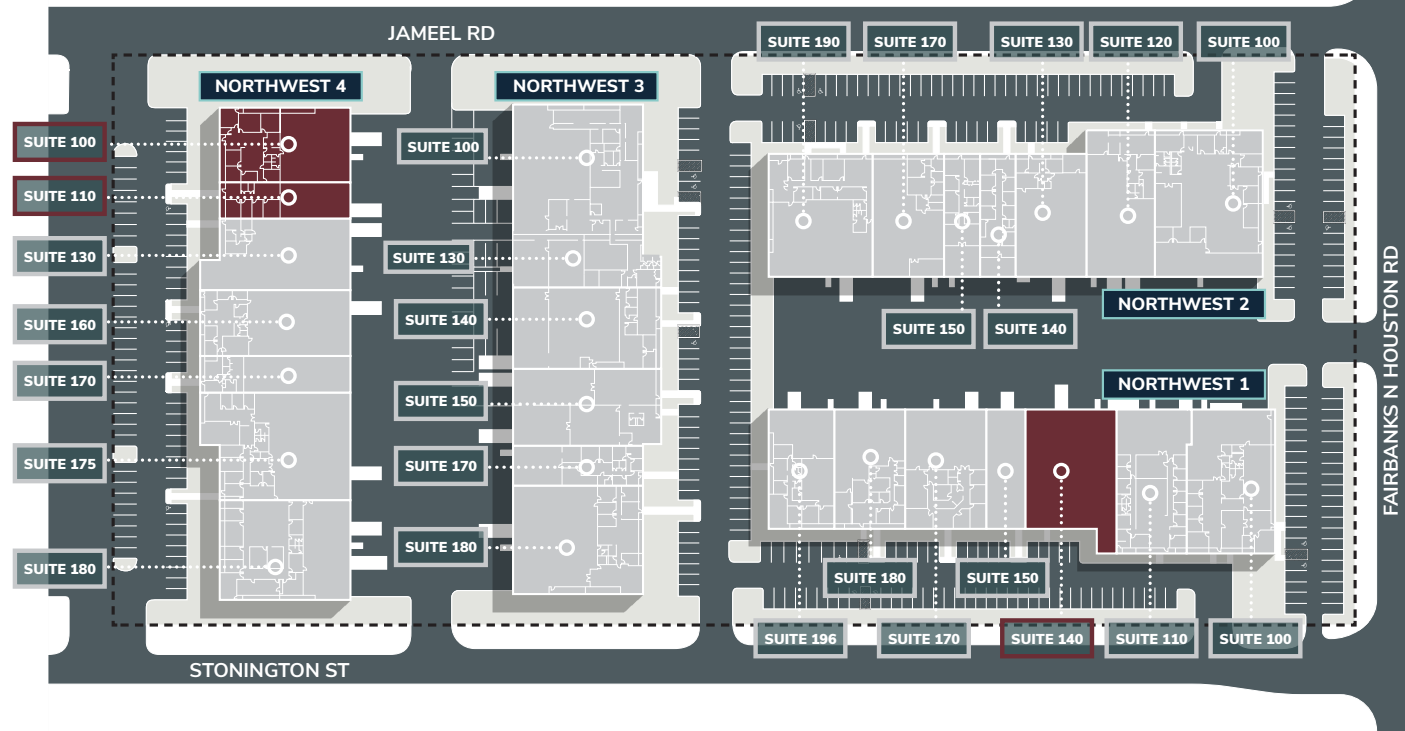
HEATH DONICA
heath.donica@streamrealty.com
713.300.0266

NATALIE GILBERT
natalie.gilbert@streamrealty.com
713.332.3413

JACK RATHE
jack.rathe@streamrealty.com
713.300.0298

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	175	±3,635 SF	±7,147 SF	±10,782 SF	VIEW

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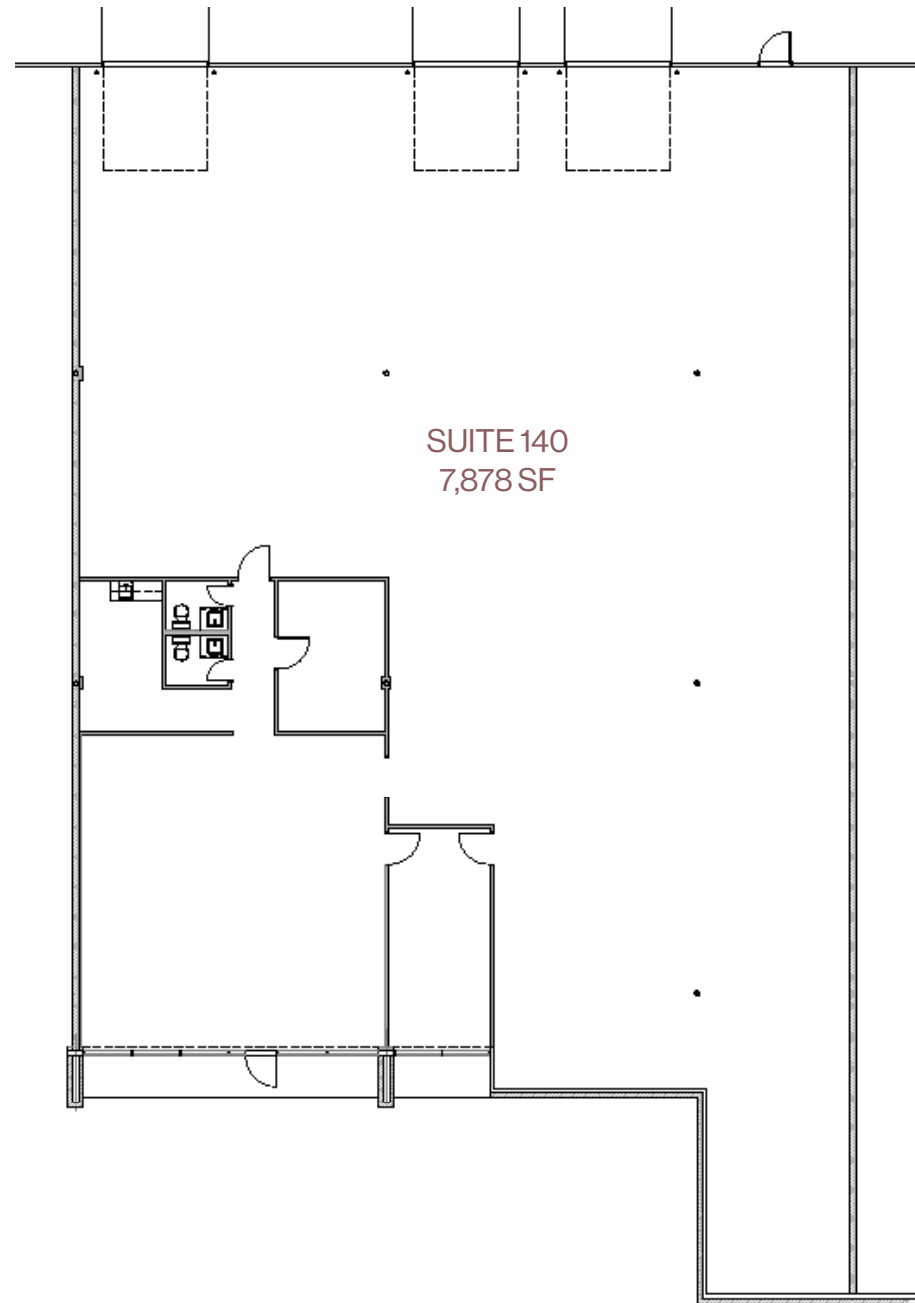
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7,878 SF

AVAILABLE FOR LEASE

BUILDING FEATURES

- 7,878 total SF
- ±1,868 SF office
- ±6,010 SF warehouse
- One (1) dock-high door
- One (1) semi dock-high door
- One (1) ramp
- 16' clear height
- 3P 480V 200A
- Newly renovated office and warehouse (LED lights, new carpet and LVT, new ceiling tiles, renovated restrooms, fresh paint)



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1.5 million population
within a 10-mile radius

STRATEGIC LOCATION

1.5 million population
within a 10-mile radius

Commerce Park Northwest

The map illustrates the strategic location of Commerce Park Northwest, highlighted in red. A dark grey line traces travel routes from various points to the park, with callouts indicating travel times:

- The Woodlands: 35 min
- Spring: 28 min
- I-45: 20 min
- George Bush Intercontinental Airport: 29 min
- Beltway 8: 5 min
- 290: 2 min
- I-610: 8 min
- I-10: 11 min
- Downtown Houston: 19 min
- I-69: 14 min
- I-45: 13 min
- Port of Houston: 24 min
- Houston Hobby Airport: 30 min

The map also shows major highways (I-45, I-69, I-10, I-610, Beltway 8, SR 290, SR 249, SR 99, SR 90, SR 146, SR 288, SR 35, SR 36, SR 59) and geographical features like water bodies.

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



4 Buildings



16'
Clear Height



184,960 SF Total RBA



Dock-High, Semi-Dock, And Grade-Level Loading Types



Rear-Load



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

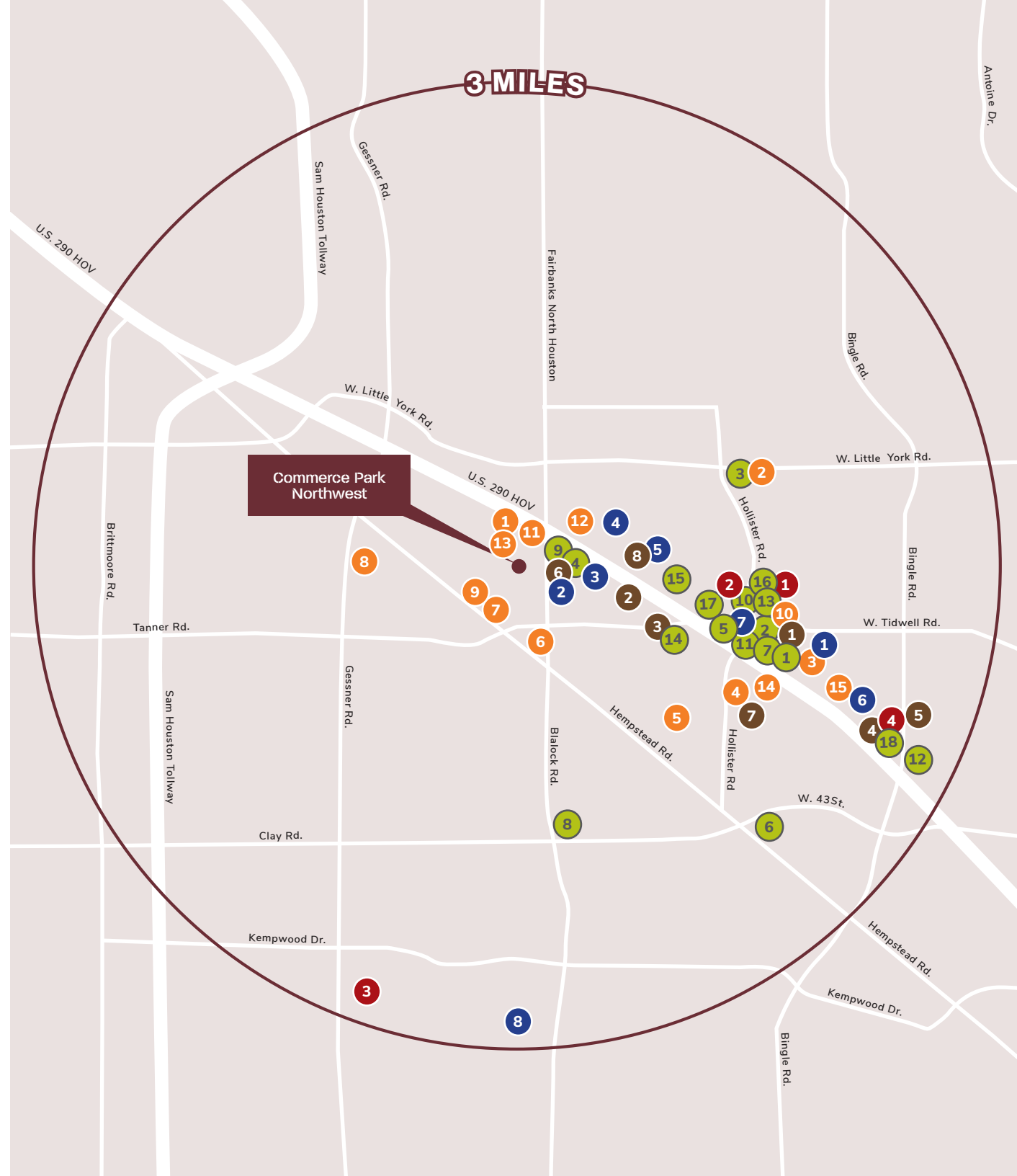
- 1 Starbucks
- 2 My Life Cafe
- 3 Tim Hortons
- 4 Dunkin'
- 5 Shipley Do-Nuts
- 6 Kolache Factory
- 7 The Marigold Café
- 8 Panera Bread

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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