

4900-4904 GRIGGS RD

Houston, TX 77021

INDUSTRIAL OFFICE /
WAREHOUSE PROPERTY



52,710 SF
TOTAL



39,700 SF
WAREHOUSE



11,750 SF
OFFICE / ADMIN

Excludes separate 1,260 SF
3 bed / 2 bath apt (Building D).



31'
MAX CLEAR



5
BUILDINGS



3
WAREHOUSE
BUILDINGS



PROPERTY HIGHLIGHTS



Multi-building industrial office /
warehouse property with flexible layouts.



Heavy-vehicle-friendly site with
drive-in and drive-through access.



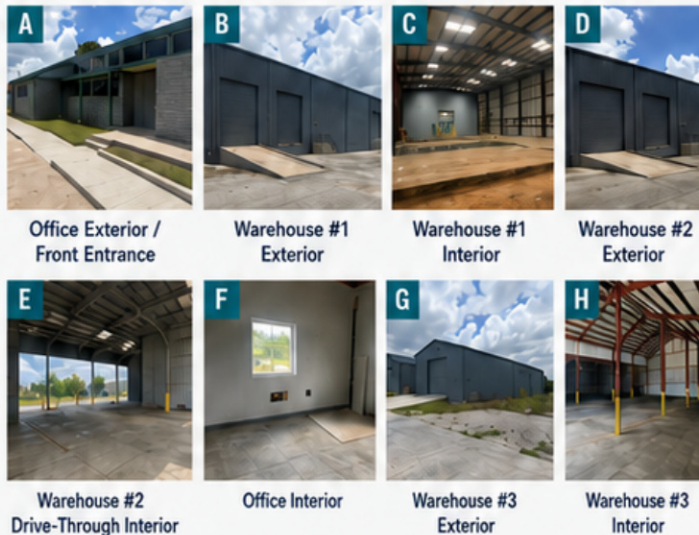
Brand-new office improvements
with A/C planned.



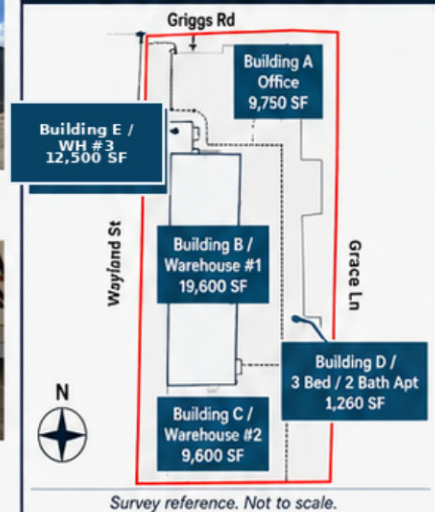
Ideal for warehouse, service, and
auto-related operations.



Open paved circulation / yard areas
throughout the site.



SITE LAYOUT / SURVEY



BUILDING BREAKDOWN



OFFICE / ADMIN AREAS

Total office / admin area: 11,750 SF

- Brand-new office improvements;
A/C to be installed
- 9 offices
- 1 conference room
- Breakroom with kitchen
- 1 storage closet
- 2 bathrooms
- Large open reception and
cubicle area

Excludes separate 1,260 SF 3 bed /
2 bath apt (Building D).



WAREHOUSE #1 Building B

- 19,600 SF total
- 17,600 SF warehouse +
2,000 SF office component
- Clear heights: 26' & 31'
- Two drive-in roll-up doors
- Two bays
- One ramp
- Bathroom on other side
- Not air conditioned



WAREHOUSE #2 Building C

- 9,600 SF
- Clear height: 22'
- Auto repair warehouse
- 3 drive-through bays
- Oil change setup
- 18-wheeler pressure wash
with a canal
- Includes two warehouse
drive-through bays and a
mezzanine area

WAREHOUSE #3 Building E

- 12,500 SF total
- Clear heights: 28' & 22'
- Two full drive-through bays
- Open industrial warehouse configuration



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HOUSTON, TX 77021

DETAILED BUILDING BREAKDOWN

Photo Key & Space Details



OFFICE / ADMIN AREAS

11,750 SF total

- Includes Building A office and Warehouse #1 office component
- Brand-new office improvements; A/C to be installed
- 9 offices
- 1 conference room
- Breakroom with kitchen
- 1 storage closet
- 2 bathrooms
- Large open reception and cubicle area



Office Exterior /
Front Entrance



Office Interior



WAREHOUSE #1

Building B

- 19,600 SF total
- 17,600 SF warehouse + 2,000 SF office component
- Clear heights: 26' & 31'
- Two drive-in roll-up doors
- Two bays
- One ramp
- Bathroom on other side
- Not air conditioned
- Flexible office / warehouse configuration



Warehouse #1 Exterior



Warehouse #1 Interior



WAREHOUSE #2

Building C

- 9,600 SF
- Clear height: 22'
- Auto repair warehouse / heavy vehicle bay
- 3 drive-through bays
- Oil change setup
- 18-wheeler pressure wash with a canal
- Includes two warehouse drive-through bays and a mezzanine area
- Large paved circulation area visible around the building



Warehouse #2 Exterior



Warehouse #2
Drive-Through Interior



WAREHOUSE #3

Building E

- 12,500 SF
- Clear height: 28' & 22'
- Two full drive-through bays
- Open industrial warehouse configuration
- Drive-through access through the building



Warehouse #3 Exterior



Warehouse #3 Interior

PHOTO KEY

A Office Exterior /
Front Entrance

F Office Interior

B Warehouse #1
Exterior

C Warehouse #1
Interior

D Warehouse #2
Exterior

E Warehouse #2
Drive-Through
Interior

G Warehouse #3
Exterior

H Warehouse #3
Interior

AREA SUMMARY

Building A Office	9,750 SF
Building B / WH #1	19,600 SF total
Building C / WH #2	9,600 SF
Building D 3 Bed / 2 Bath Apt	1,260 SF
Building E / WH #3	12,500 SF
TOTAL	52,710 SF

D = 1,260 SF apartment; E = 12,500 SF warehouse

