

# Commerce Park Northwest

8901 Jameel Rd. | Ste. 100 | Houston, TX 77040

±6,998 SF  
AVAILABLE FOR LEASE

100% HVAC Warehouse

New Ownership Renovations Underway



FOR MORE INFORMATION:

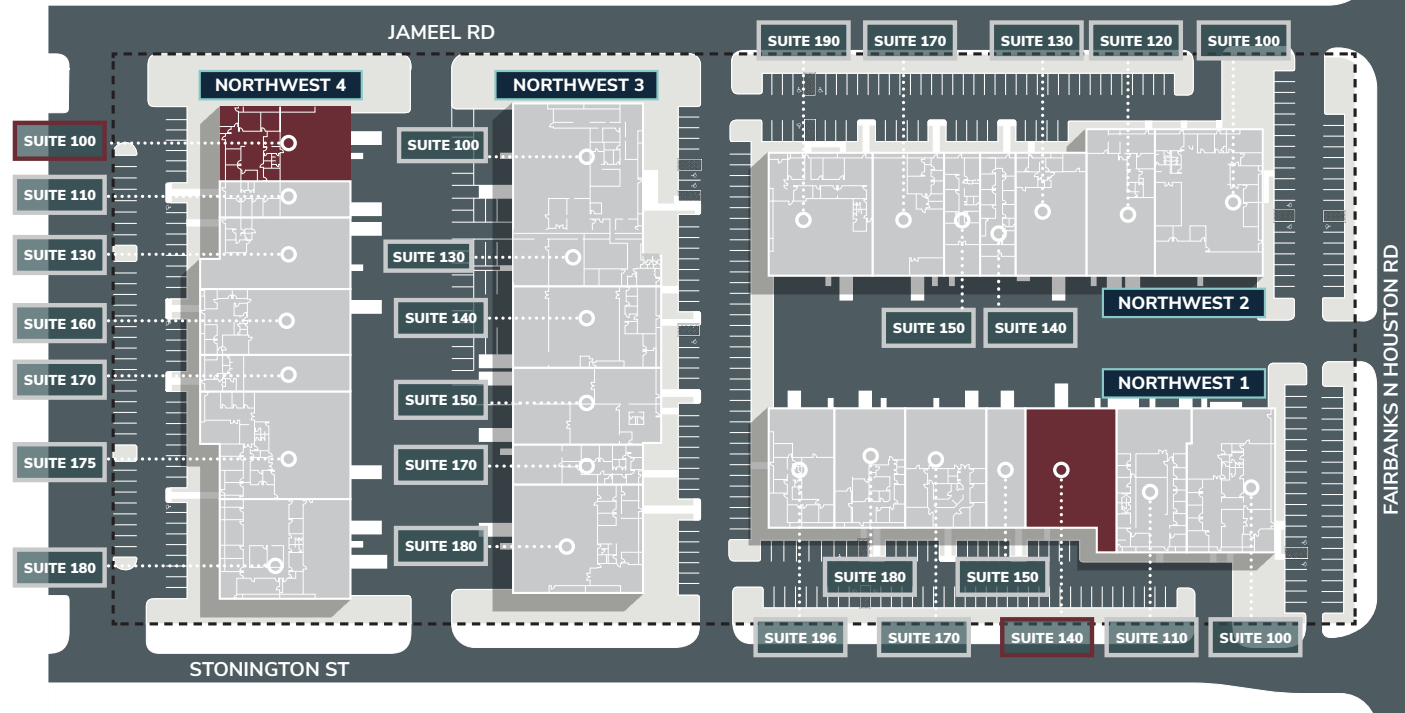
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- Suites between 3,000 - 18,482 SF available
- Rear-load configuration (dock and ramp)
- 3-phase power
- Fully fenced and secured with electric wrought iron gates and LED exterior lighting
- 100% HVAC warehouse
- Renovations underway (paint, HVAC,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

### FOR MORE INFORMATION:

# Commerce Park Northwest

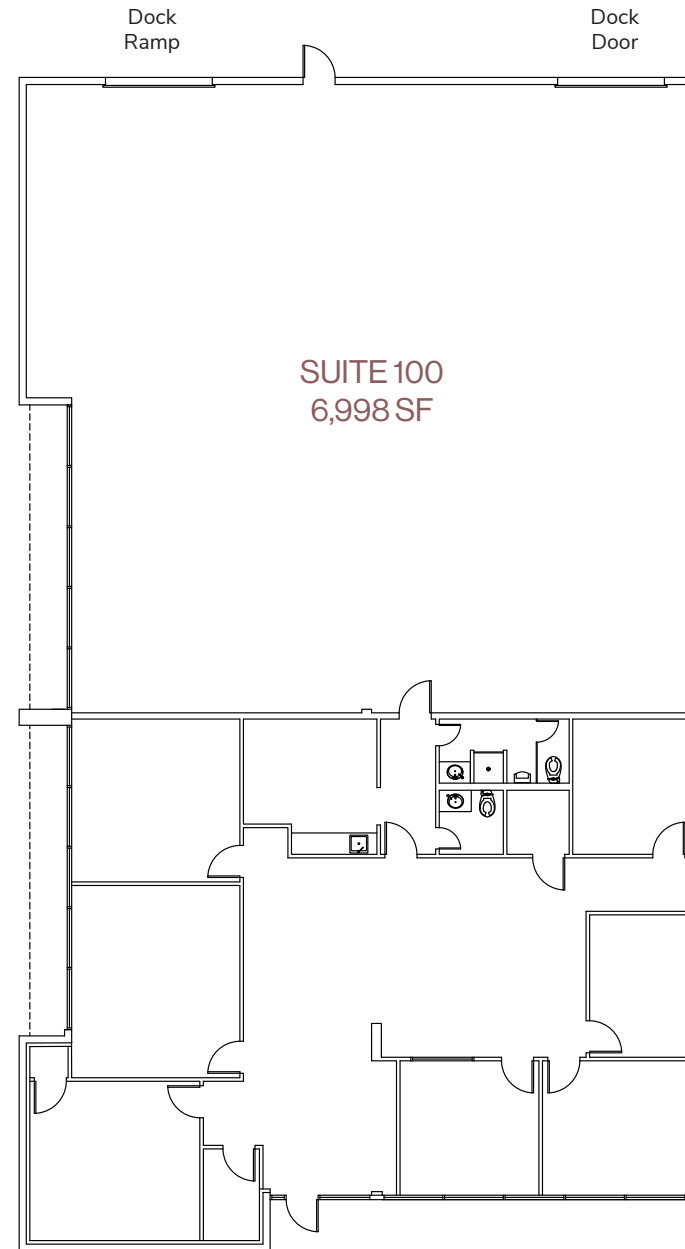
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## ±6,998 SF

AVAILABLE FOR LEASE

### BUILDING FEATURES

- ±6,998 total SF
- ±2,780 SF office
- ±4,218 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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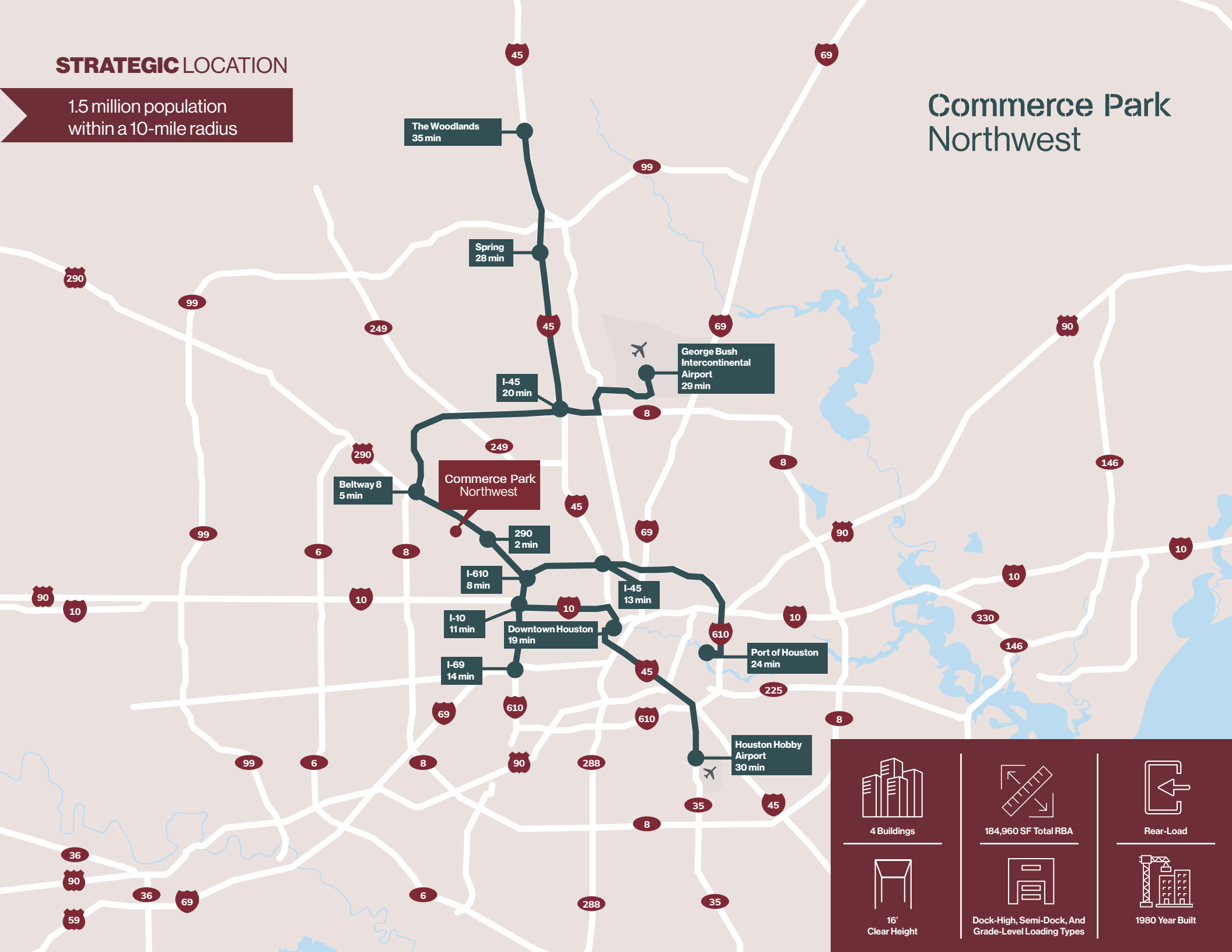
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STRATEGIC LOCATION

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

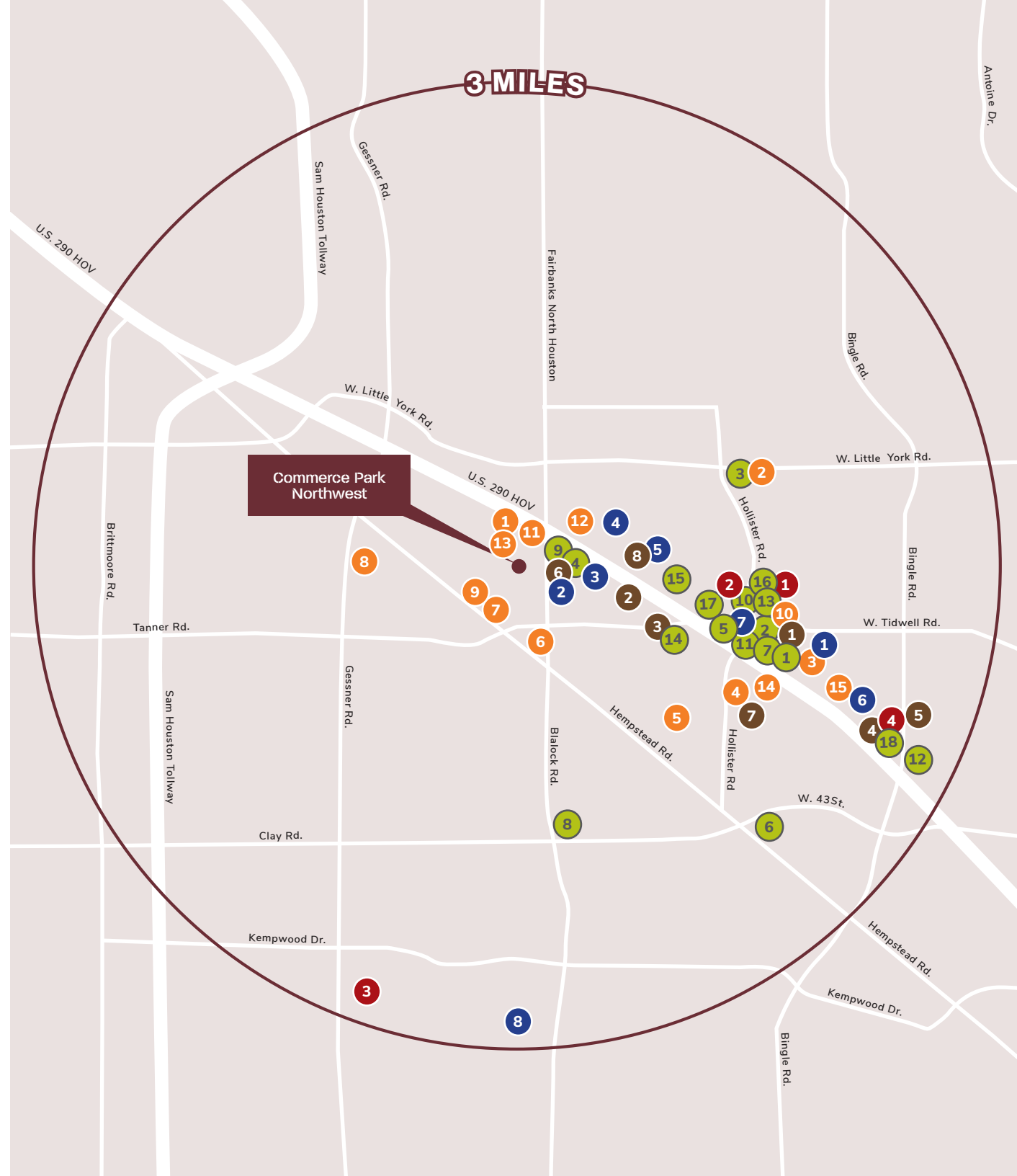
- 1 Starbucks
- 2 My Life Cafe
- 3 Tim Hortons
- 4 Dunkin'
- 5 Shipley Do-Nuts
- 6 Kolache Factory
- 7 The Marigold Café
- 8 Panera Bread

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



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