

nuveen

REAL ESTATE

INDUSTRIAL

FOR LEASE

 9565 W. Wingfoot Rd., Houston, TX 77041

TOTAL AVAILABILITY

67,721 SF

WAREHOUSE

59,471 SF

OFFICE AREA

8,250 SF

CLEAR HEIGHT

30 Feet



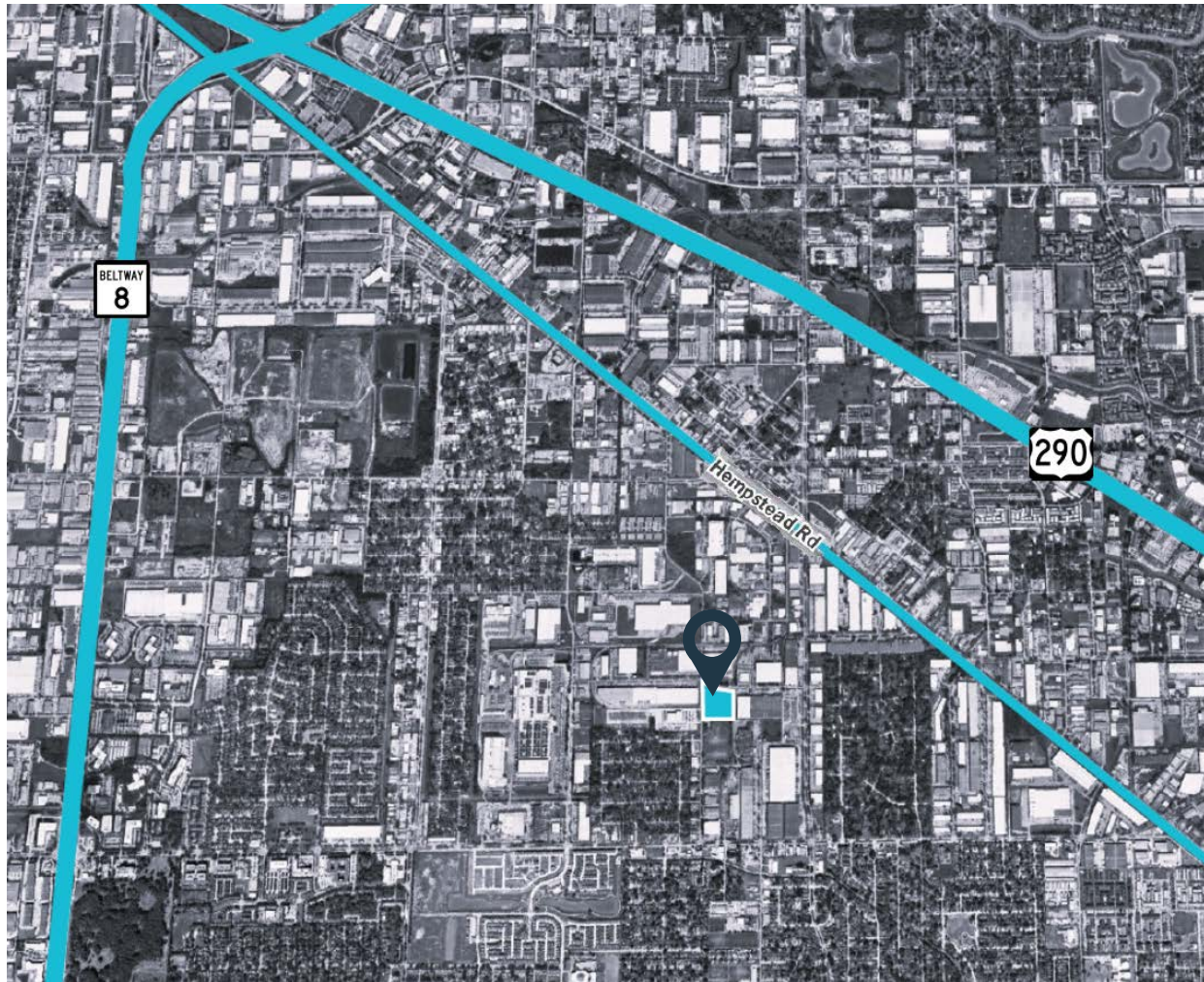
Ed Bane, SIOR
(713) 589-2172
ebane@bridge-cre.com

Jon Michael, SIOR
(713) 589-7014
jmichael@bridge-cre.com

JD Dieckman
(713) 589-9131
jdieckman@bridge-cre.com



Location & Features



LOCATION

Great Access to Highway 290 & Beltway 8

FEATURES / AMENITIES

ZONING	Industrial
TRUCK DOCKS	(15) Dock High Doors (1) Ramp
LOADING	Front Load
FEATURES	- Single Tenant Building - 100% Fire Sprinklered - Fully-Fenced - Security Lighting - All Concrete Paving - Ample Parking - ±2.5 Acres of Outdoor Storage Available - Available 9/1/2026

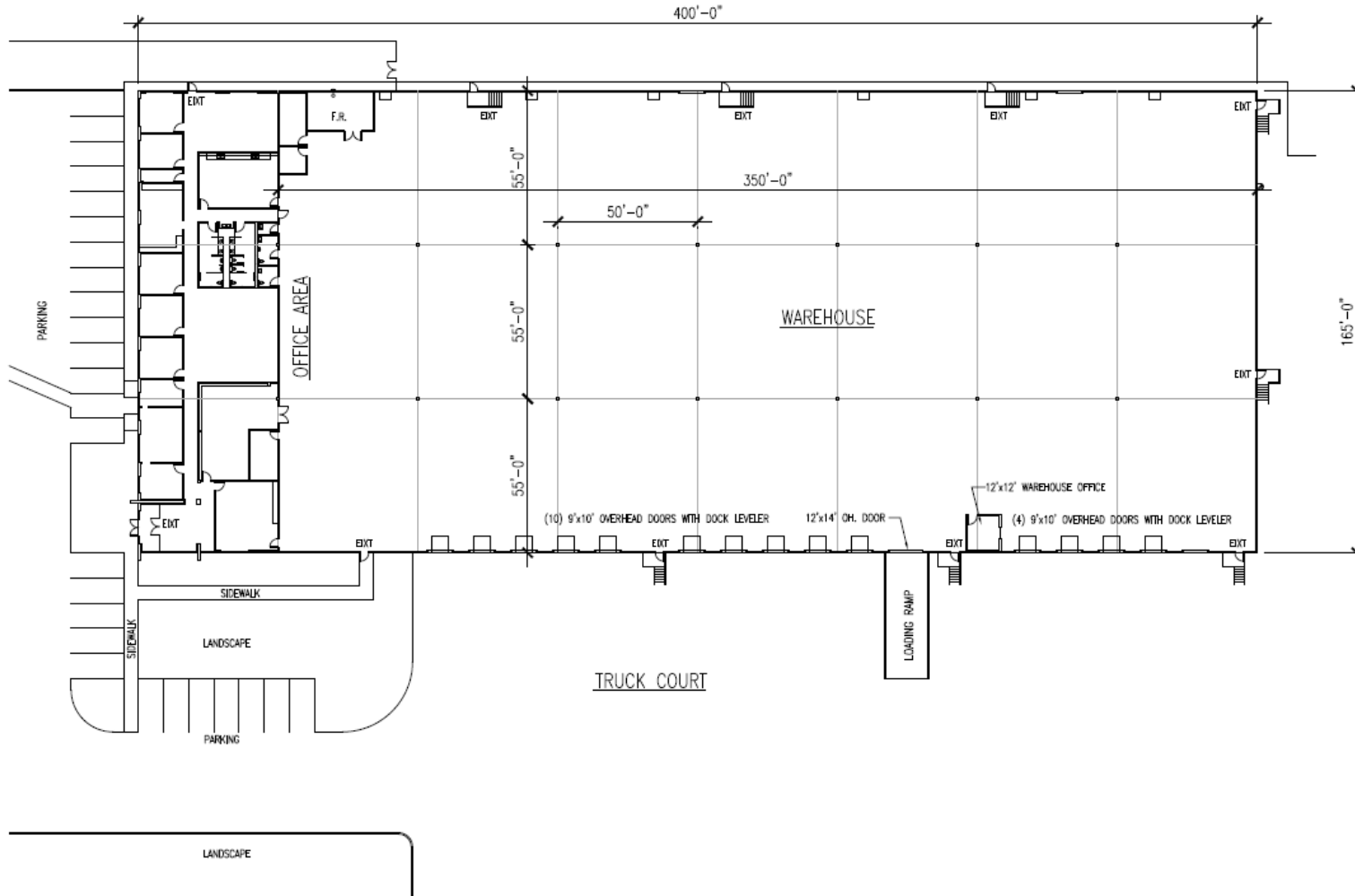
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SITE PLAN

67,721 SF INDUSTRIAL SPACE



9565 W. WINGFOOT RD.
HOUSTON, TEXAS 77041

SITE PLAN



BUILDING SUMMARY

OFFICE AREA	8,250 SQ. FT.
WAREHOUSE AREA	59,471 SQ. FT.
TOTAL BUILDING AREA	67,721 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- CONCRETE TILT WALL CONSTRUCTION
- DOCK HIGH FRONT LOADING DOORS
- 30' CLEAR HEIGHT
- FULLY FIRE SPRINKLED
- ALL CONCRETE PAVING



BUILDING FLOOR PLAN

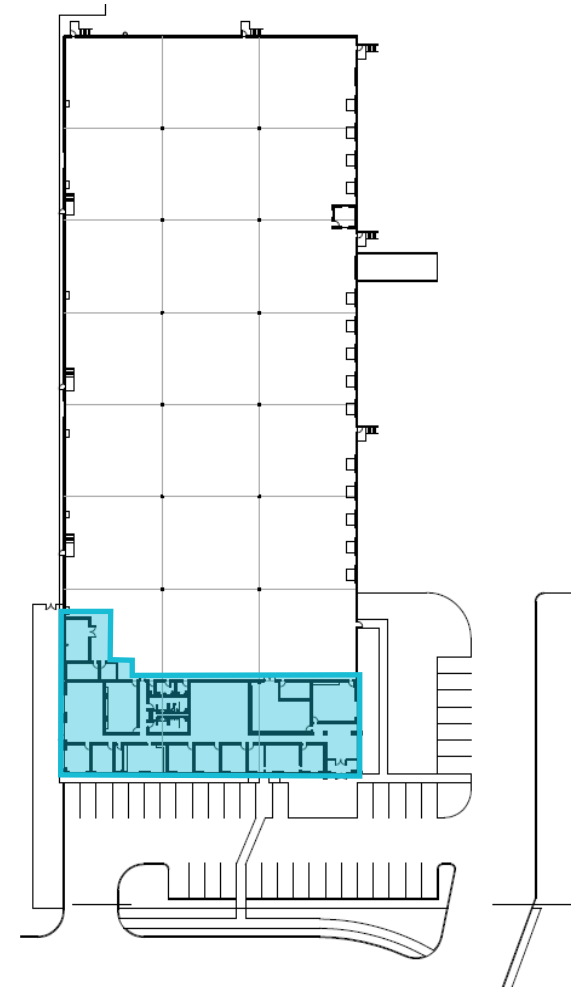
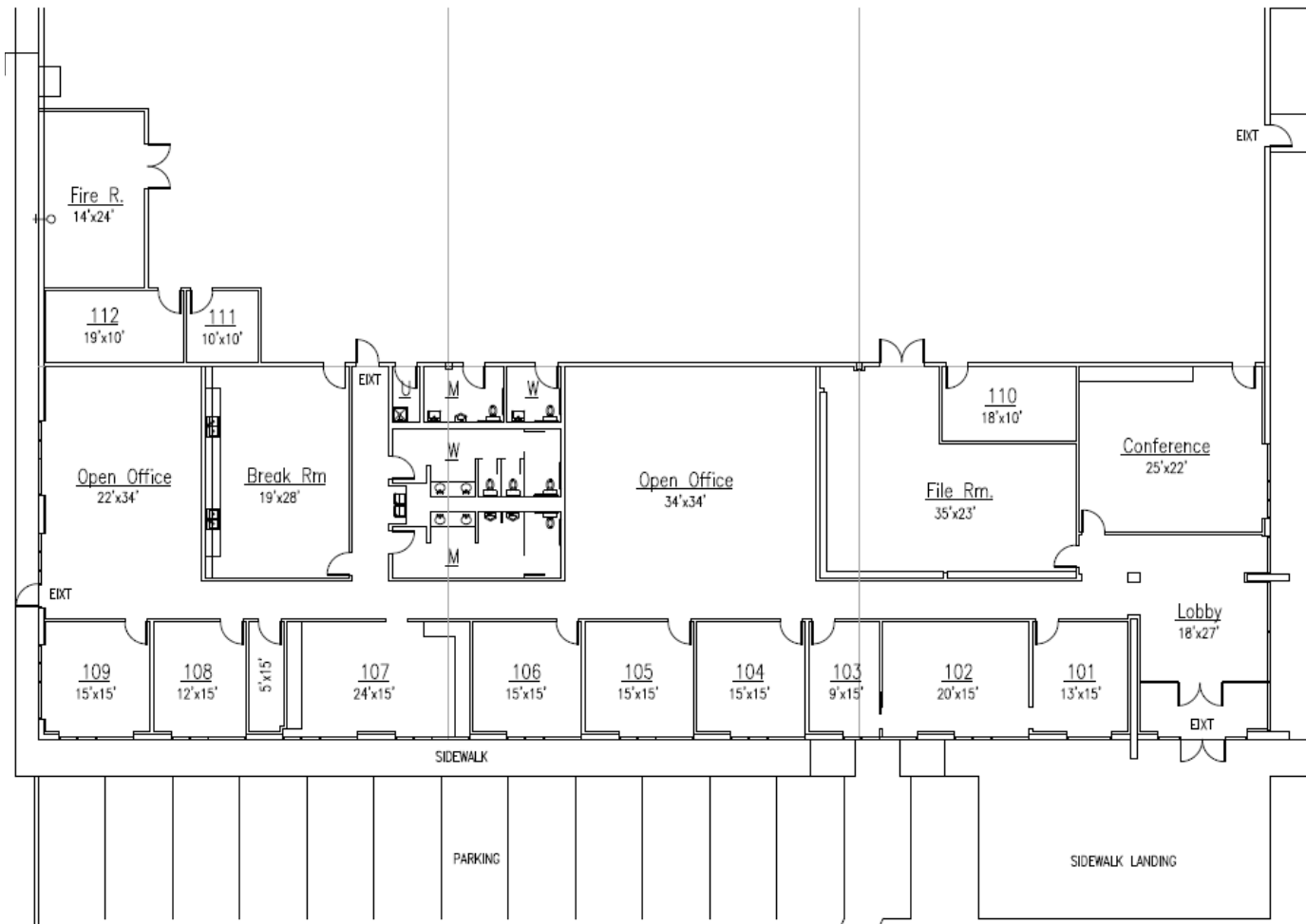


Jon L. Michael
Edward Bane
Phone: 713 588 3353
www.bridgecommercialre.com

6750 West Loop South,
Suite 330
Bellaire, Texas 77401

OFFICE PLAN

8,250 SF OFFICE SPACE



OFFICE AREA FLOOR PLAN

0' 5' 10' 20' 40 FT