

FOR LEASE • NEAR HOBBY AIRPORT

8550 HANSEN

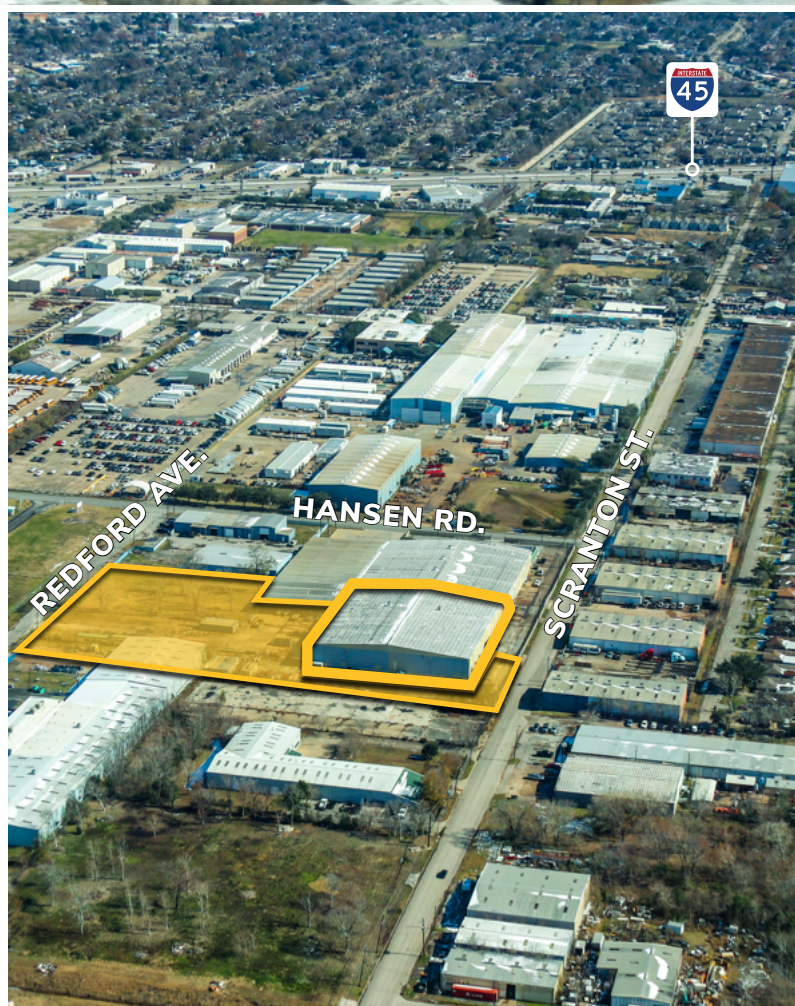
50K SF
AVAILABLE

8550 HANSEN RD.
HOUSTON, TX 77075



PROPERTY HIGHLIGHTS

Total SF	±50,000
Office SF	±1,500
Yard	2.3 acres
Utilities	<ul style="list-style-type: none">- Natural gas- City water and sewer
Heavy Power	- 480 volts, 3 phase, 3,500 amps
Building Specs	<ul style="list-style-type: none">- Clear height: 22' to 30'- Fully sprinklered
Cranes	- Six (6) bridge cranes (2-5 ton)
Loading	<ul style="list-style-type: none">- Five (5) grade-level- 1 (1) oversized dock-well- Drive-thru capability
Renovations Underway	Roof replacement & new exterior finish



For more information, contact:

Jon Farris, 713.300.0281
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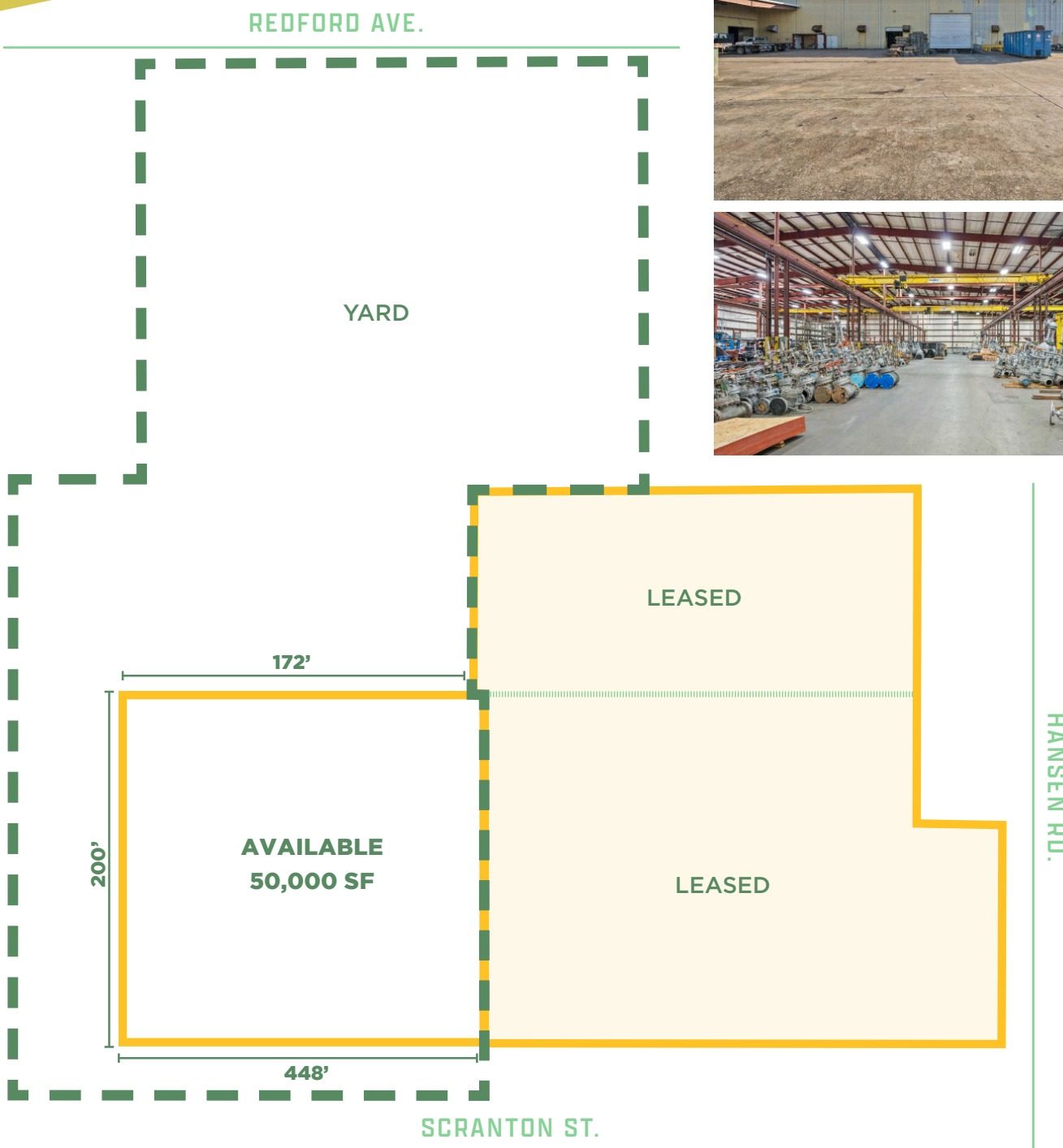


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SITE PLAN



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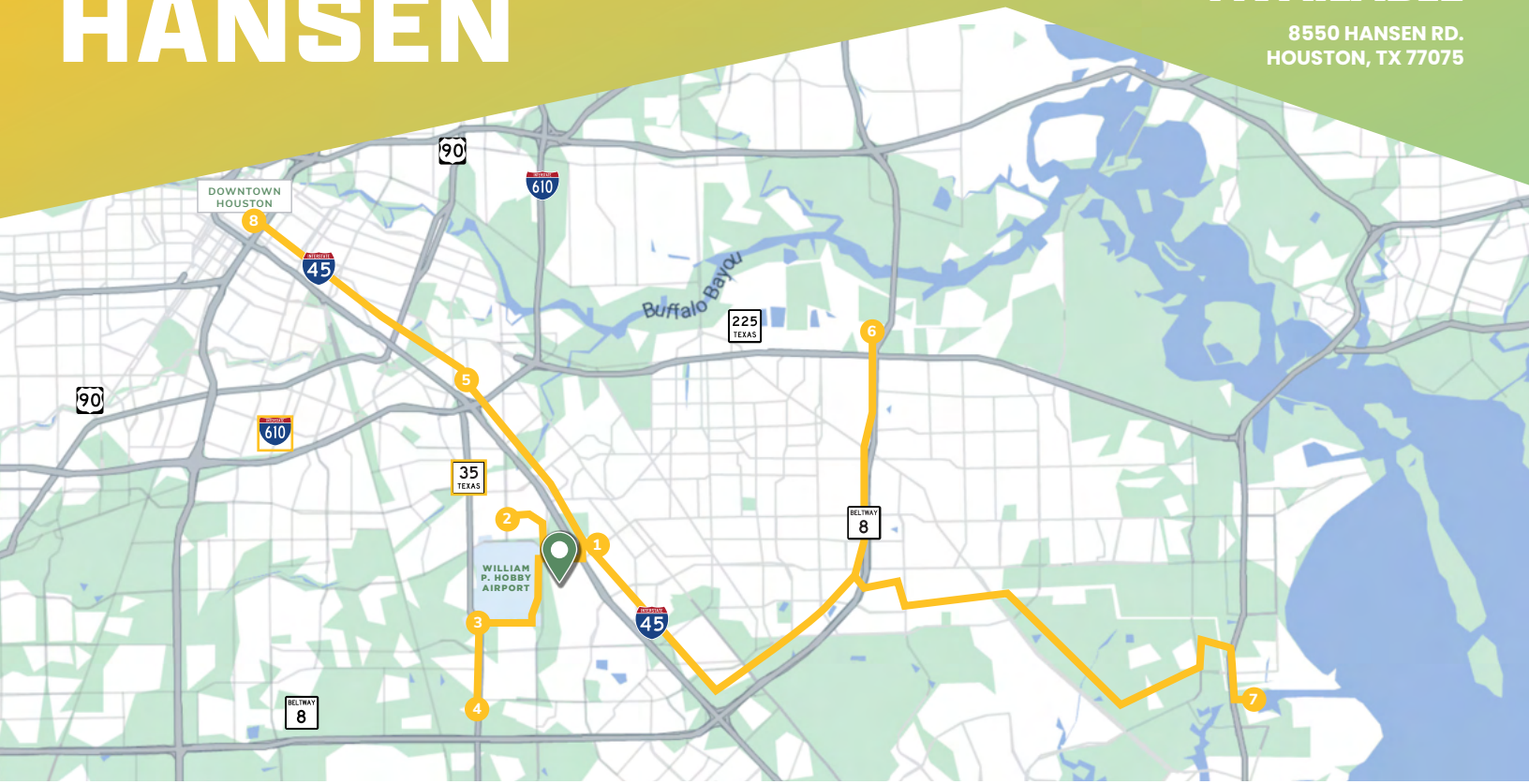
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DRIVE TIMES

#	SITE	TIME	DISTANCE
1	Gulf Freeway (I-45)	3 min.	0.9 mi.
2	William P. Hobby Airport	4 min.	1.9 mi.
3	Highway 35	6 min.	2.6 mi.
4	Sam Houston Tollway (Beltway 8)	7 min.	3.4 mi.

#	SITE	TIME	DISTANCE
5	610 Loop	8 min.	4.5 mi.
6	Highway 225	10 min.	6.5 mi.
7	Port of Houston	14 min.	9.1 mi.
8	Downtown Houston	15 min.	11.3 mi.



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