

**±29,475 SF
CLASS A
INDUSTRIAL
WAREHOUSE -
FOR LEASE**



13027 GULF COMMERCE DRIVE, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ Gulfpoint Business Park
- ▶ ±29,475 SF Available (Office-to-Suit)
- ▶ 100% Climate-Controlled Showroom
- ▶ 28' Clear Height
- ▶ ESFR Wet Pipe System
- ▶ Fenced Outdoor Storage Available
- ▶ 600 Amp, 277/480V Power
- ▶ Non-Crane Ready
- ▶ Ability to Add Dock Doors & Grade-Level Ramps
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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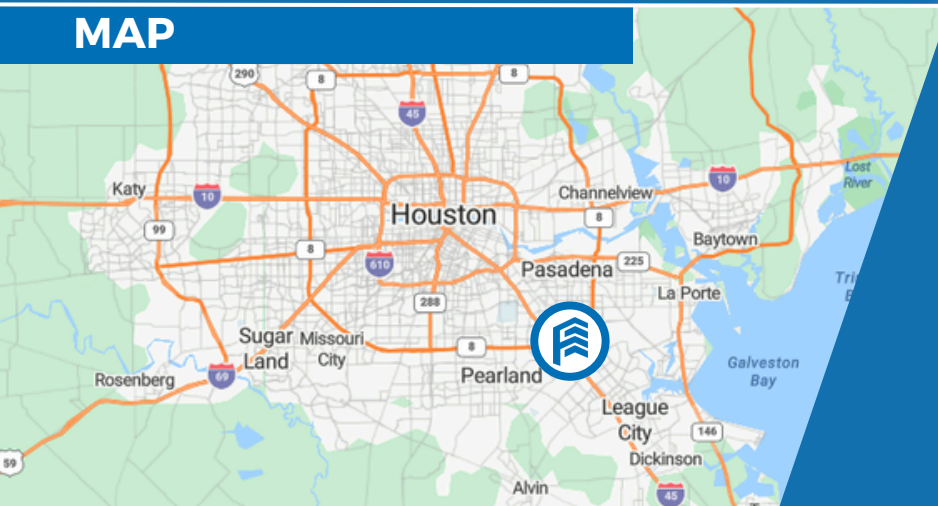
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Gulf Point Business Park is a Class A development located in one of Houston's most active and highly sought-after industrial corridors, offering immediate frontage access to both I-45 and Beltway 8. The available $\pm 29,475$ SF space is ideally suited for distribution or light manufacturing users seeking a strategic presence within a supply-constrained submarket and is surrounded by established national and regional tenants including Lennox USA®, Leaf Home Bath, REECE, Texas Injection Molding, and SouthernCarlson, Inc. This one-of-a-kind opportunity features a fully climate-controlled showroom, 28' clear height, ESFR wet pipe fire protection system, fenced outdoor storage availability, 600 Amp 277/480V power, and the ability to add dock-high doors or grade-level ramps, with the space delivered as office-to-suit and configured for flexible open-concept use.

MAP



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