

FOR SALE OR LEASE  
BUILDING 2 - 6464 NORTHDAL ST.  
HOUSTON, TX 77067

97,336 SF ON 7.30 ACRES

# 610

BUSINESS DISTRICT  
HOUSTON, TX 77087



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LOVETT  
INDUSTRIAL

CBRE

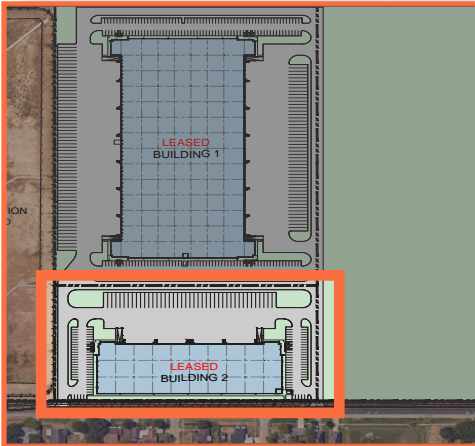
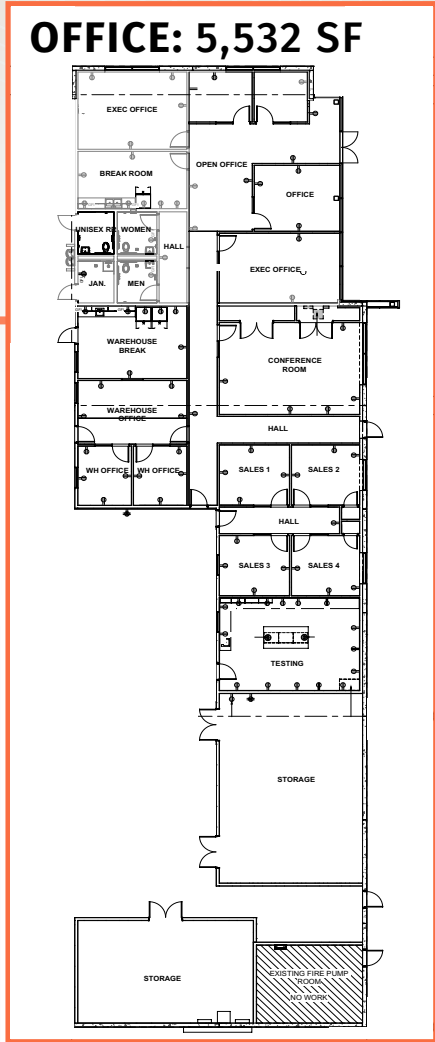
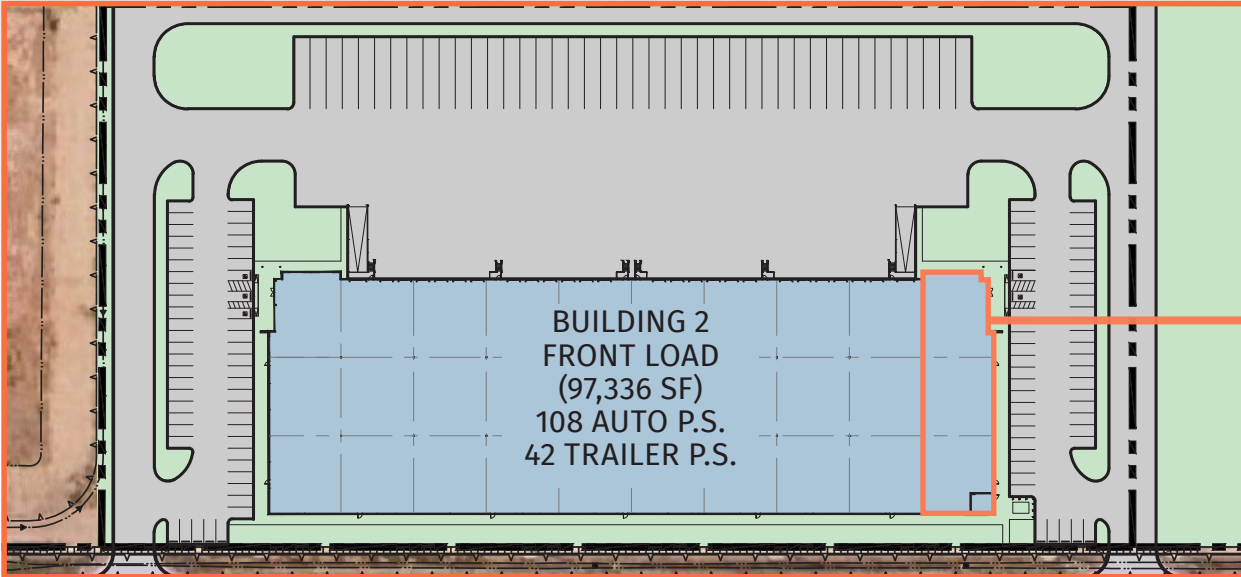
## 610 Business District

- Master Planned Business Park
- City of Houston Utilities
- Detention Provided and in Place
- Outside Storage Available
- Low Tax Rate (2.25%)
- Out of the 500 Year Floodplain
- Northdale Ave. Expansion Complete

## Drive Times

Texas Medical Center	8.2 Miles (16 Minutes)
Houston CBD	7.7 Miles (20 Minutes)
Manchester Terminal	6.2 Miles (12 Minutes)
Barbours Cut Terminal	23 Miles (30 Minutes)
City Docks	8.1 Miles (17 Minutes)
Hobby Airport	4.9 Miles (11 Minutes)
BNSF South Rail Yard	4.9 Miles (11 Minutes)





- LED Lighting
- White Boxed Warehouse
- Fully Fenced and Secured Truck Court
- Excess Land for Outside Storage or Parking
- Eight (8) 35,000 lb Mechanical Dock Levelers



**97,336 SF**  
TOTAL SF



**Front Load**  
CONFIGURATION



**ESFR**  
SPRINKLER



**108**  
AUTO PARKING



**3-Phase, 480V,  
2,000 Amps**  
POWER



**5,532 SF**  
OFFICE SF



**7.30**  
ACRES



**32'**  
CLEAR HEIGHT



**42**  
TRAILER PARKING



**54' x 60'**  
**60' Speed Bays**  
COLUMN SPACING



# 610

## BUSINESS DISTRICT

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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