

For Lease

78,895 SF Office/Flex Building on 8.4 Acres

820 GEARS ROAD | HOUSTON, TX 77067

For more information, contact:

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Property Overview

±78,895 SF divisible to 15,000 SF

±78,895 SF office (flex warehouse available)

±8.40 acres

Variety of loading configurations available

17'8" clear height / 11'3" office ceiling

277 amps - 480v - 2000 amps, 11 watts of power per SF

Built in 2000

Tilt-wall construction

5.7/1,000 RSF parking ratio

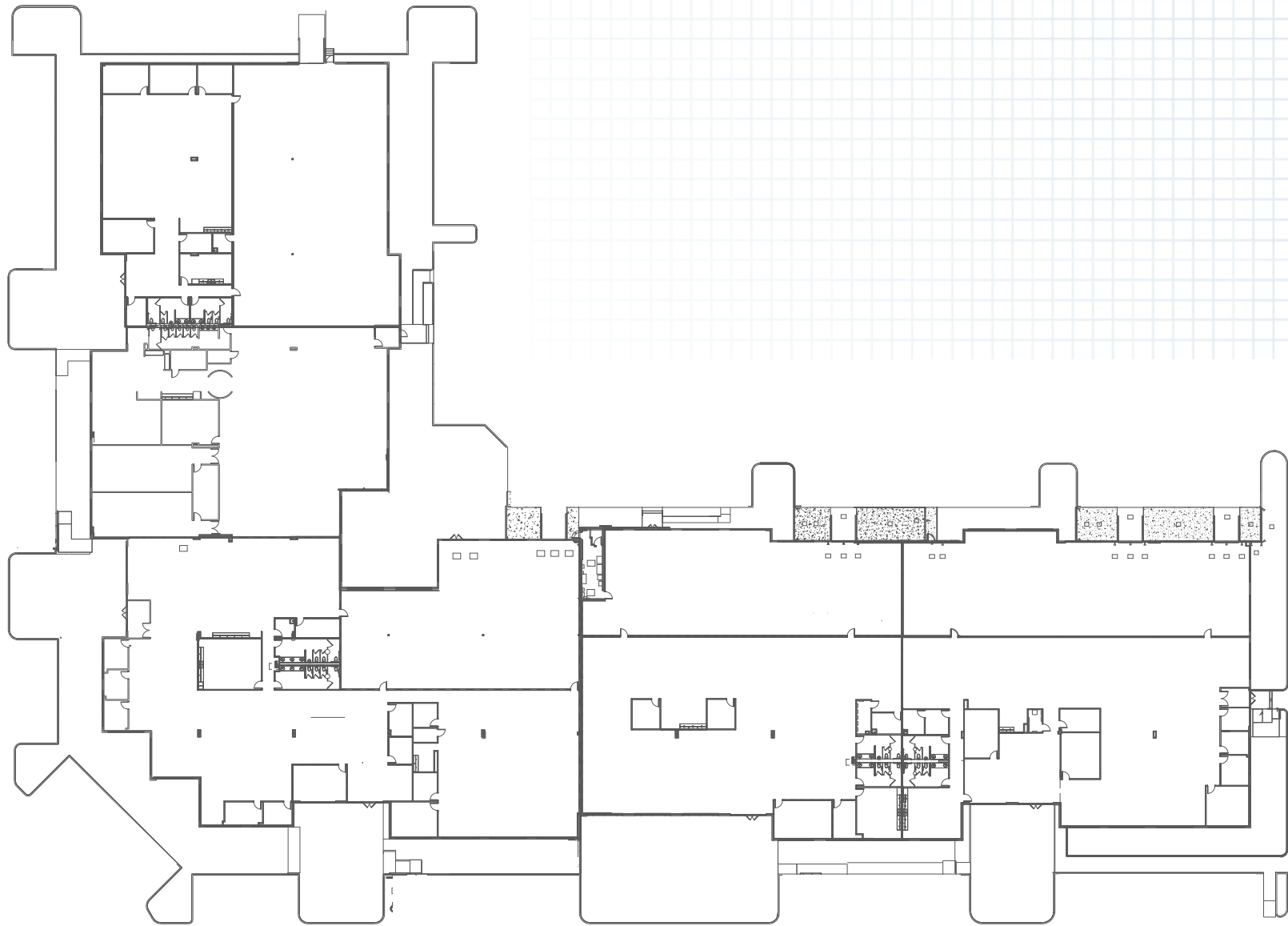
Fully sprinklered

Backup generator and UPS (uninterrupted power system)

Office furniture available

100% HVAC





BUILDING FEATURES

78,895
Square Feet

15,000
SF Divisible

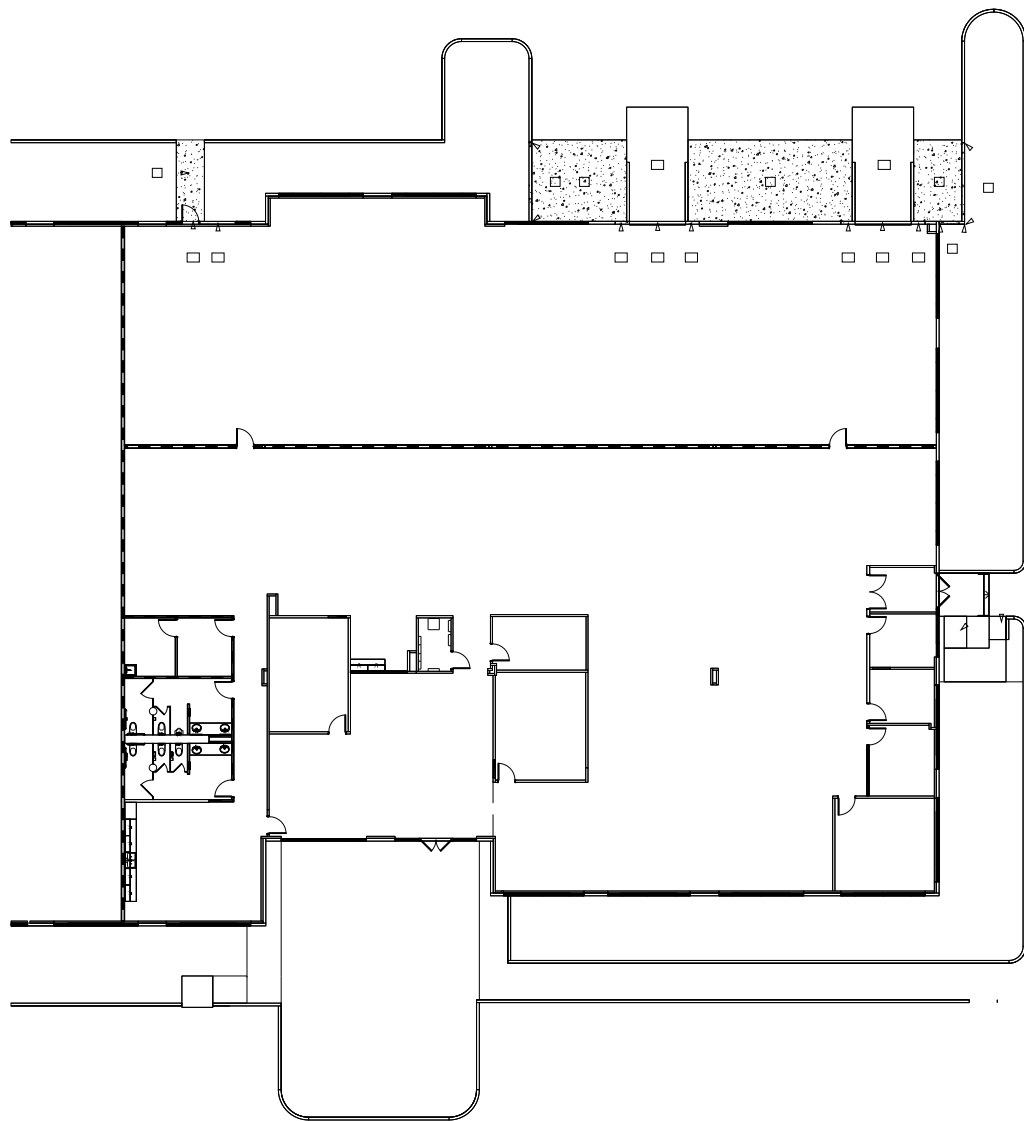
8.4
Acres

17' 8"
Clear Height

11' 3"
Office Ceiling

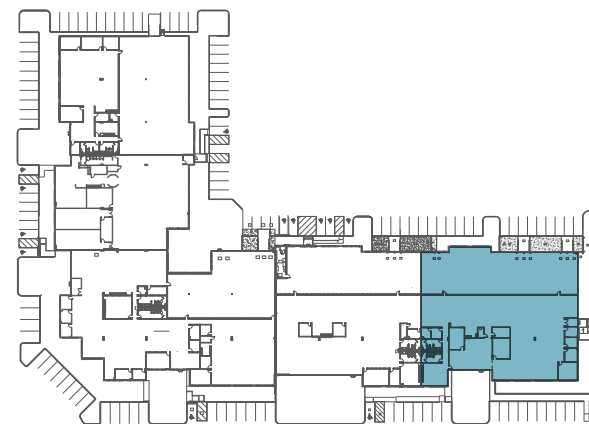
2000
Year Built

Suite A



SUITE HIGHLIGHTS

- 17,373 Total SF
- 11,359 Office SF
- 6,014 Warehouse SF
- 100% HVAC Warehouse
- 2 Grade-level Doors

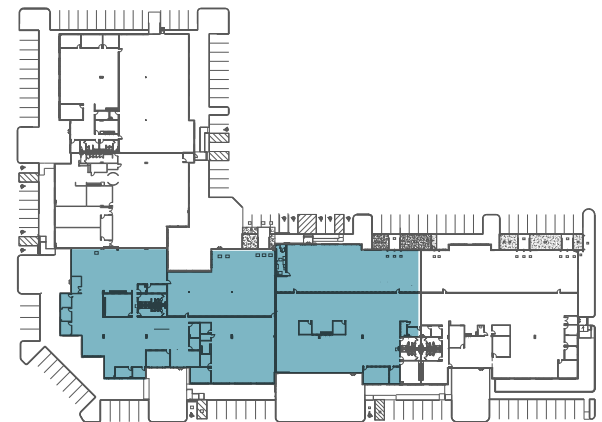


Suite B

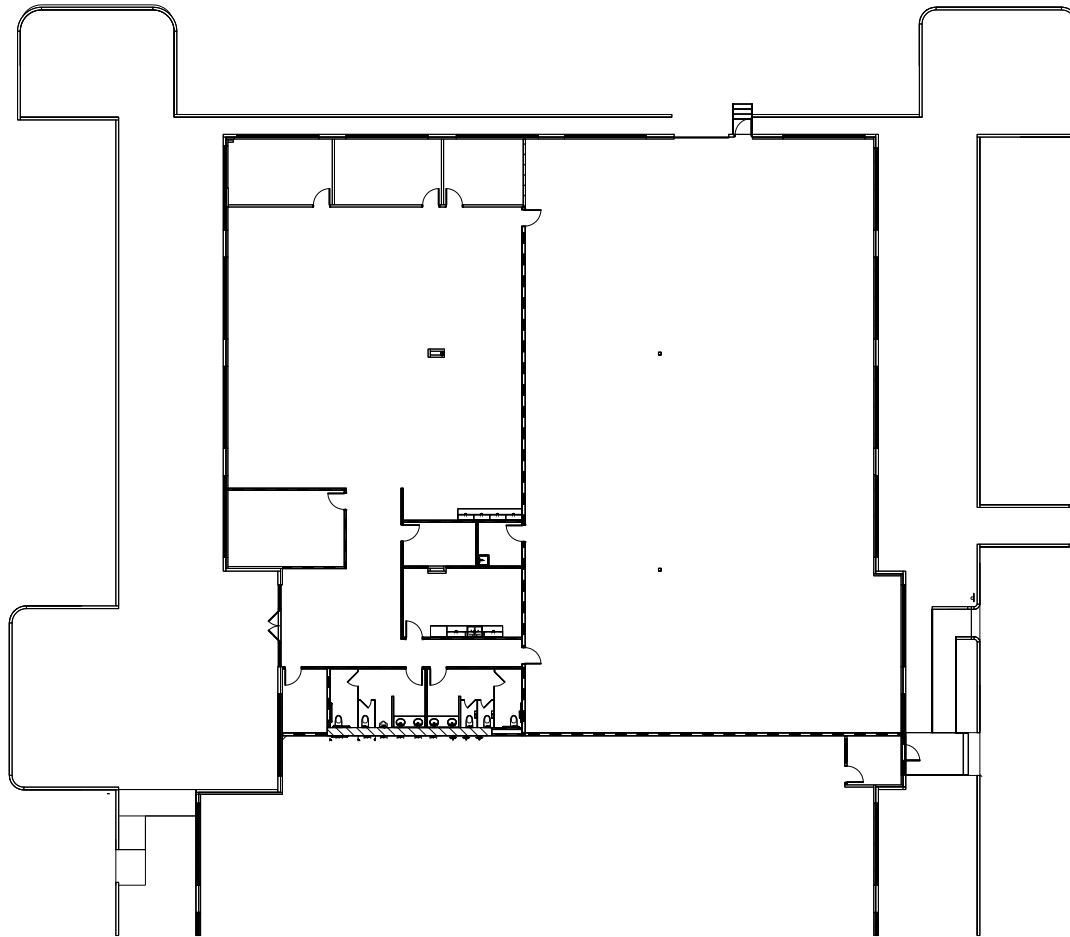


SUITE HIGHLIGHTS

- 48,504 Total SF
- 26,771 Office SF
- 21,733 Warehouse SF
- 100% HVAC Warehouse
- 2 Grade-level Doors

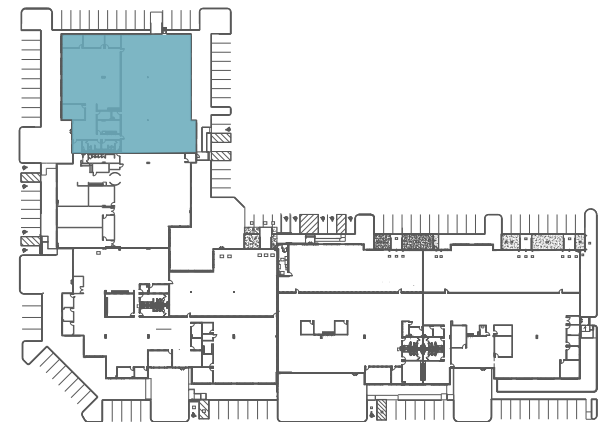


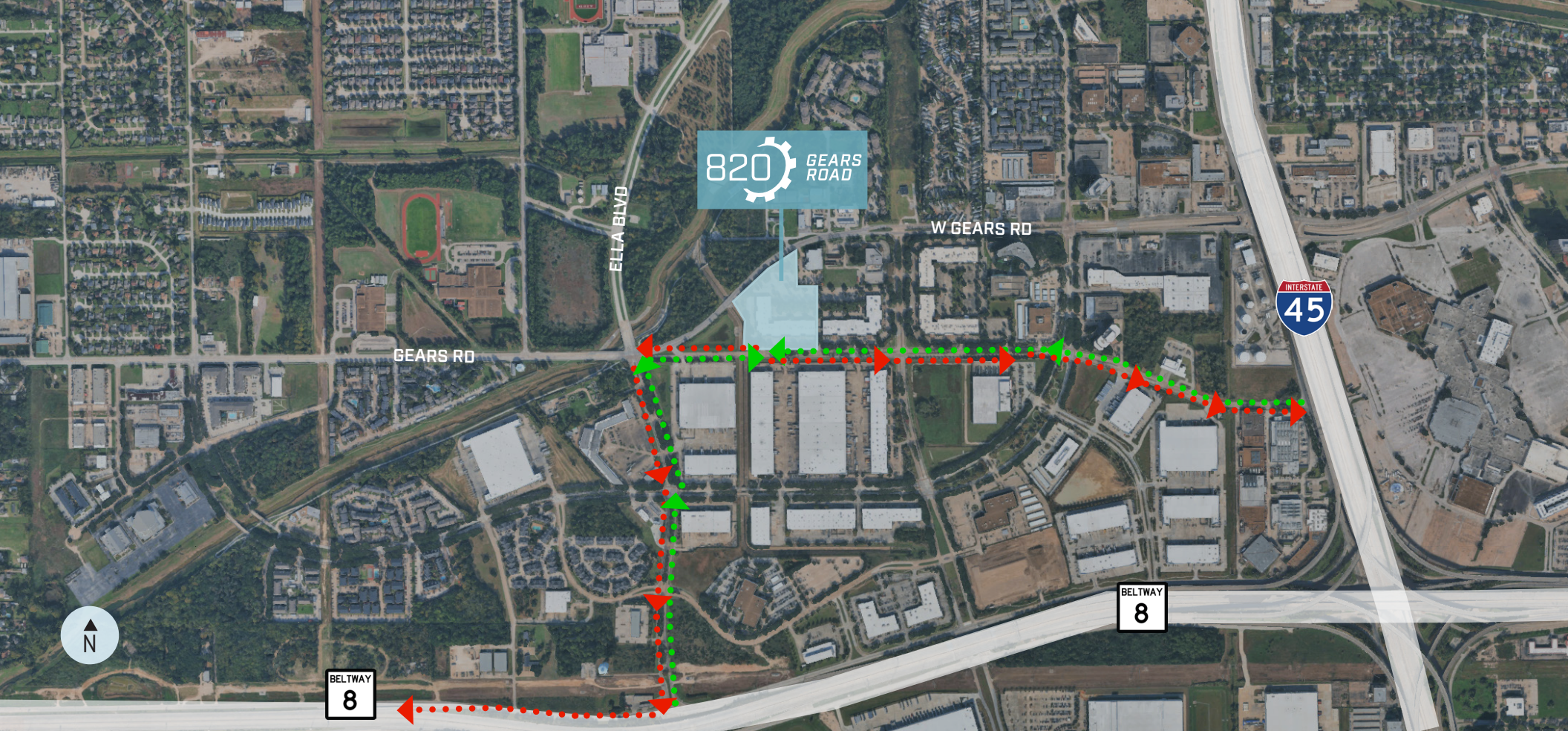
Suite D



SUITE HIGHLIGHTS

- 13,018 Total SF
- 5,730 Office SF
- 7,288 Warehouse SF
- 100% HVAC Warehouse
- 1 Grade-level Door





Property Accessibility

DRIVE TIMES

Beltway 82 min.
 I-45.....3 min.
 Hardy Toll Road10 min.

Hwy. 196012 min.
 Hwy. 9913 min.
 IAH15 min.

I-610.....15 min.
 Hwy. 69.....17 min.
 Downtown Houston.....30 min.

- ➡● INGRESS
- ➡● EGRESS



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