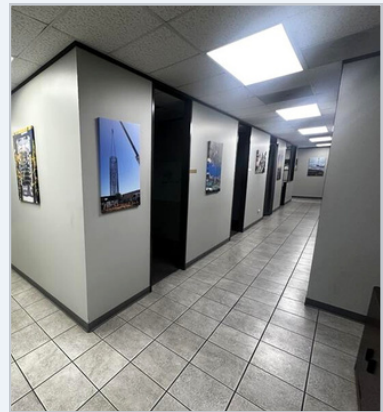




## ±59,600 SF SINGLE-TENANT WAREHOUSE - FOR LEASE

11300 WINDFERN ROAD, HOUSTON, TEXAS

**BUILDING SIZE****±59,600 SF****OFFICE SF****±5,600 SF****HEAVY POWER****1400 AMPS****AVAILABILITY****June 1, 2027**

## PROPERTY FEATURES

- ±59,600 SF Total with ±5,600 SF Office
- ±5.00 Acre Property Size
- Ability to Increase Outside Storage by ±0.85 Acres
- Three (3) Grade-Level Doors and Two (2) Dock-High Doors
- 18' Clear Height
- 3-Phase; 480V; 1400 Amps Power
- Prime Beltway 8 Frontage with Close Proximity to I-45, I-10, Hardy Tollway, SH-249, and SH-290
- Available June 1, 2027

**PLEASE CONTACT BROKER FOR PRICING**

## LOCATION OVERVIEW

11300 Windfern Road is a highly functional single-tenant warehouse located in the heart of Northwest Houston, one of the market's premier industrial pockets. The property sits on 5 acres, with over 400' of frontage on Beltway 8. It's combo-loading, good clear heights, recently improved office, expandable outside storage, and proximity to the majority of Houston's major thoroughfares allows suitability for a wide range of tenants and operations. The property is institutionally owned, with professional property management who will ensure that any future tenant will be well taken care of during their occupancy.

## LOCATION MAP



## CONTACT INFORMATION

**Christian Villarreal**

(713) 814-3873

[Christian.Villarreal@FinialGroup.com](mailto:Christian.Villarreal@FinialGroup.com)**Tyler Holt**

(713) 347-6874

[Tyler.Holt@FinialGroup.com](mailto:Tyler.Holt@FinialGroup.com)**Dylan Schopper, CCIM, SIOR**

(713) 422-2089

[Dylan.Schopper@FinialGroup.com](mailto:Dylan.Schopper@FinialGroup.com)

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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