

FOR SUBLEASE

4641 Kennedy Commerce Drive
Houston, TX 77032

Available Now



PROPERTY HIGHLIGHTS



- Grade level building
- 3 grade level doors (14' x 16')
- 2013 construction
- 20,000 SF on 1.4 Acres
- 28' eaves
- 20T crane ready
- Small fenced & stabilized yard
- Shared truck court, 110' dedicated to the building
- 31 auto parks, 2 handicap
- Sprinklered building
- Deed restricted park
- Located just off JFK Blvd. south of Beltway 8 and Aldine Bender
- Great access to Beltway 8, I-69, I-45 and Houston's George Bush IAH
- Located in Harris County (outside city of Houston)
- Sublease expires June 30, 2029
- New Base Rate: \$9.60 PSF/Year NNN
- Opex: \$4.22 PSF/Year

FLOOR PLAN



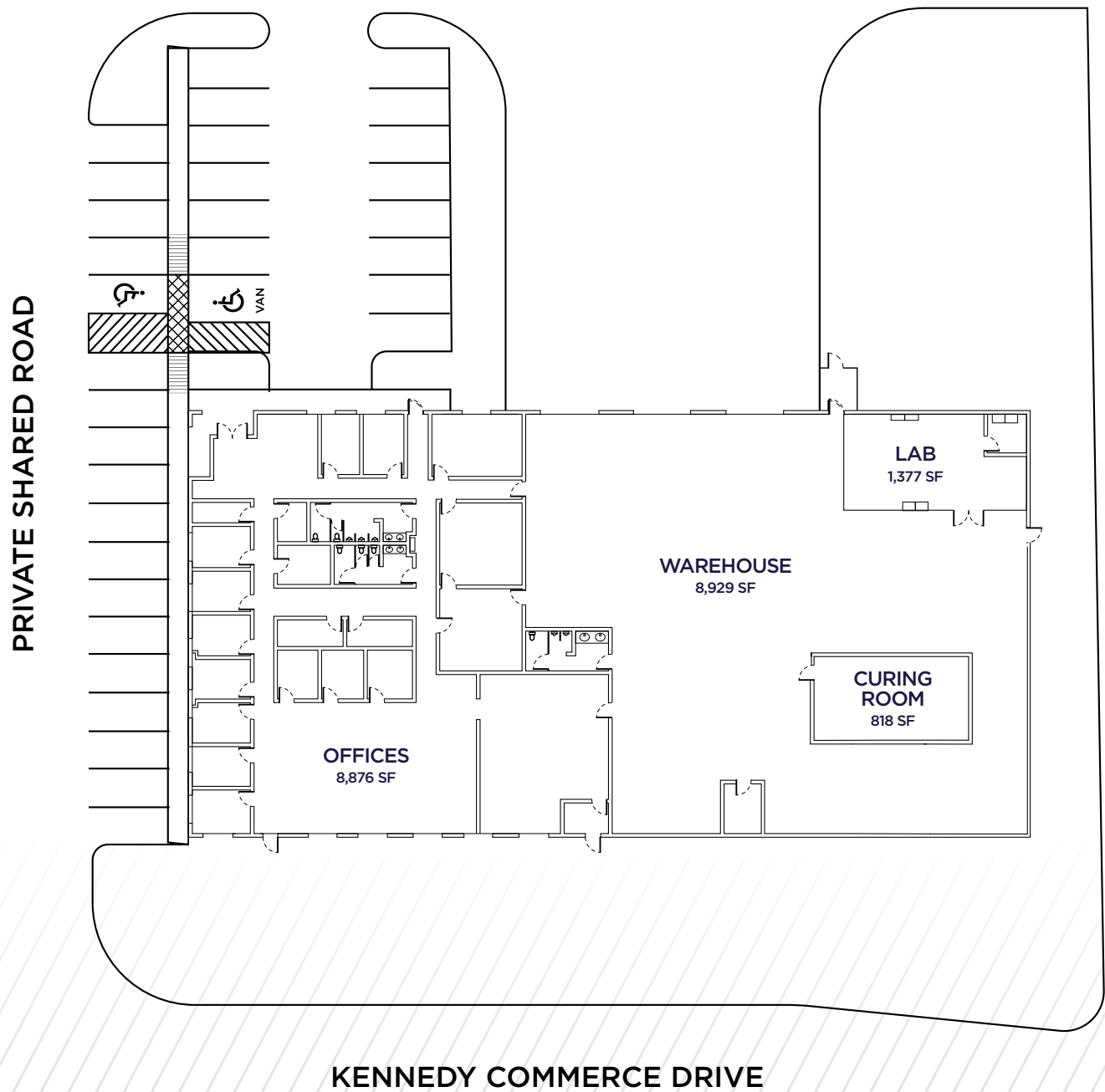
Office / Warehouse



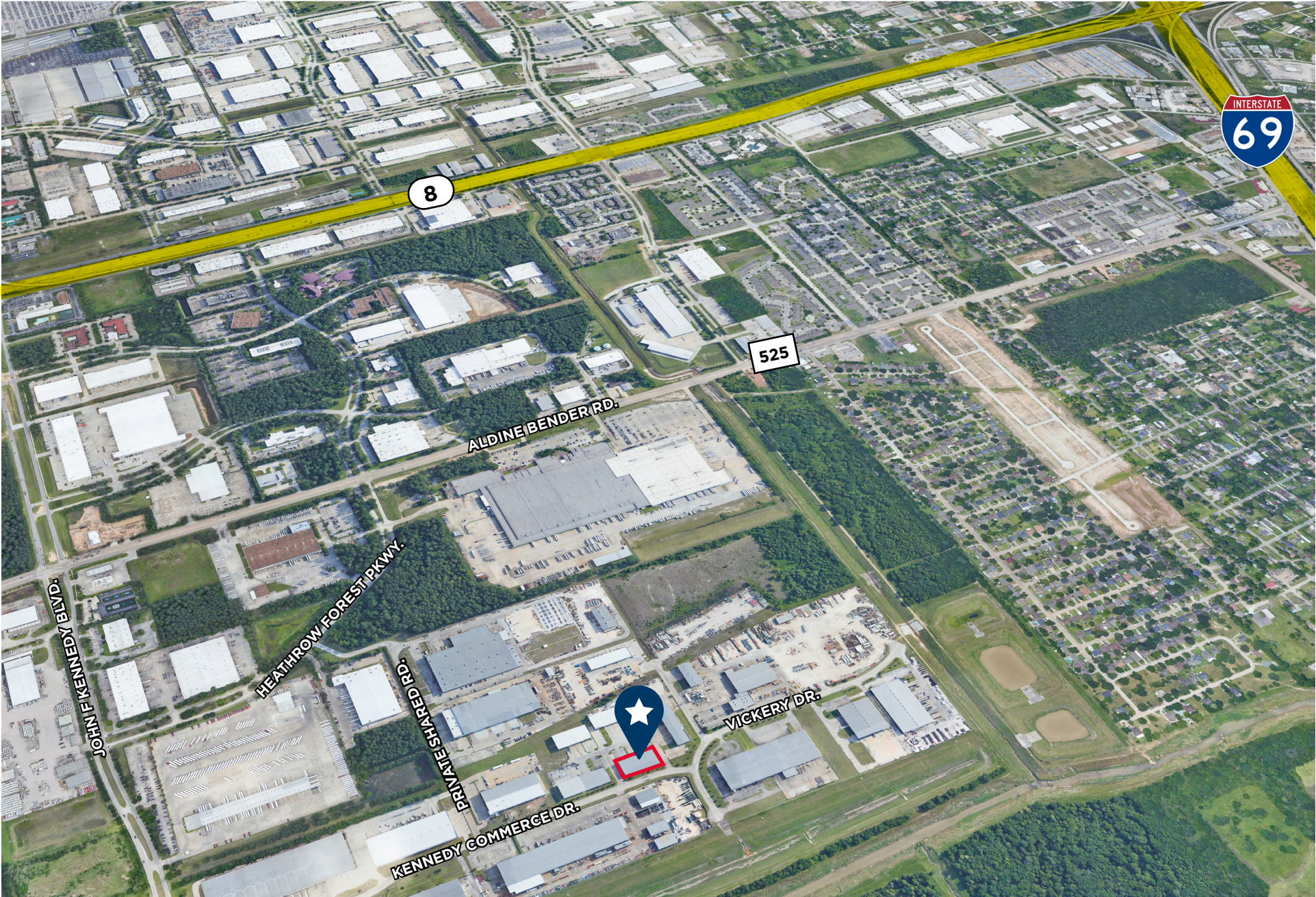
Office



SITE PLAN



AERIAL MAP



PROPERTY IMAGES





CONTACT

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