



Call **801-760-0315** for more information or to schedule a tour.

WORKBAY LEE ROAD (AIRPORT) - HUMBLE, TX

Small warehouse space, ready in **days**.

Flex-warehouse + private offices in Texas — **900 - 4,975 SF**

AC OFFICES

PRIVATE BATHROOMS

ON-SITE MANAGEMENT

24/7 ACCESS

GATED PROPERTY



FOR LEASE - FLEX WAREHOUSE



ROOM TO WORK

Open, flexible workspace.

High ceilings, wide-open floor space, and drive-in roll-up door access — a blank canvas ready for your equipment, inventory, and workflow, however you run it.





10'x10' Roll-Up Garage Door

Private Bathroom

AC Office

LISTING HIGHLIGHTS

Small warehouse space, done right.

MICRO-BAY SUITES

900–4,975 SF flex units in a 183-unit park, built for auto shops, manufacturers & e-commerce.

1-PHASE POWER

Reliable power on-site, ready for standard equipment and daily operations.

GATED PROPERTY

Park-wide gated access for added security and peace of mind for tenant equipment.

MOVE-IN READY

Private restrooms, 12ft ceiling heights, and a grade-level 10'×10' garage door in every unit. Move in within days.

AUTO-FRIENDLY

Repair, service & detailing welcome — drive right up to your bay.

US-59 & BELTWAY 8

Humble, minutes from the interchange — Downtown Houston and Bush Intercontinental Airport both close by.

BUILT FOR REAL WORK

Find the perfect WorkBay for you.

Outgrew the garage but not ready for a 3-year industrial lease? These bays are made for auto shops, trades, makers, and growing businesses in between.



A CLOSER LOOK

Find the bay that's right.

Every unit's square footage is labeled on the map below — see exactly where each suite sits along Bissonnet St and how the buildings lay out.







 **TEMPERATURE CONTROLLED**

Air-Conditioned Office

A finished, air-conditioned office with direct access to the work area — comfortable space for meetings, calls, and paperwork.



NO SHARING

Private Bathroom

A clean, private bathroom inside your bay — no sharing with other tenants, no walking across the lot.





STAY ON SITE

Kitchenettes **Select Units*

A private kitchenette inside your bay — sink, counter space, and room to prep or take a break without leaving your unit.



CONTROLLED ACCESS

Gated Property

A secured, gated park with an on-site manager — your bay, equipment, and inventory stay behind the gate, around the clock.



WE'RE HERE TO HELP

On-Site Management

A management team on-site from 8 to 6 for questions, maintenance, and day-to-day needs — so issues get handled fast.



WORK ON YOUR HOURS

24/7 Access

Get into your bay any time, day or night — no waiting on anyone. Work early, stay late, or come in on weekends.



EYES ON THE PROPERTY

CCTV Security

Recorded CCTV coverage across the property, day and night — protecting your bay, equipment, and inventory around the clock.



Ⓟ EASY IN , EASY OUT

Designated Parking

Two dedicated parking spots outside your bay for you, your crew, and your customers — load up, unload, and come and go easily.



YOUR OWN ADDRESS

On-Site Mailboxes

A dedicated, secure mailbox for your bay — so you've got a real business address for deliveries, right on the property.



WE HANDLE THE TRASH

On-Site Trash Service

Shared dumpsters on-site for everyday business waste — no hauling it off yourself, no separate service to arrange.

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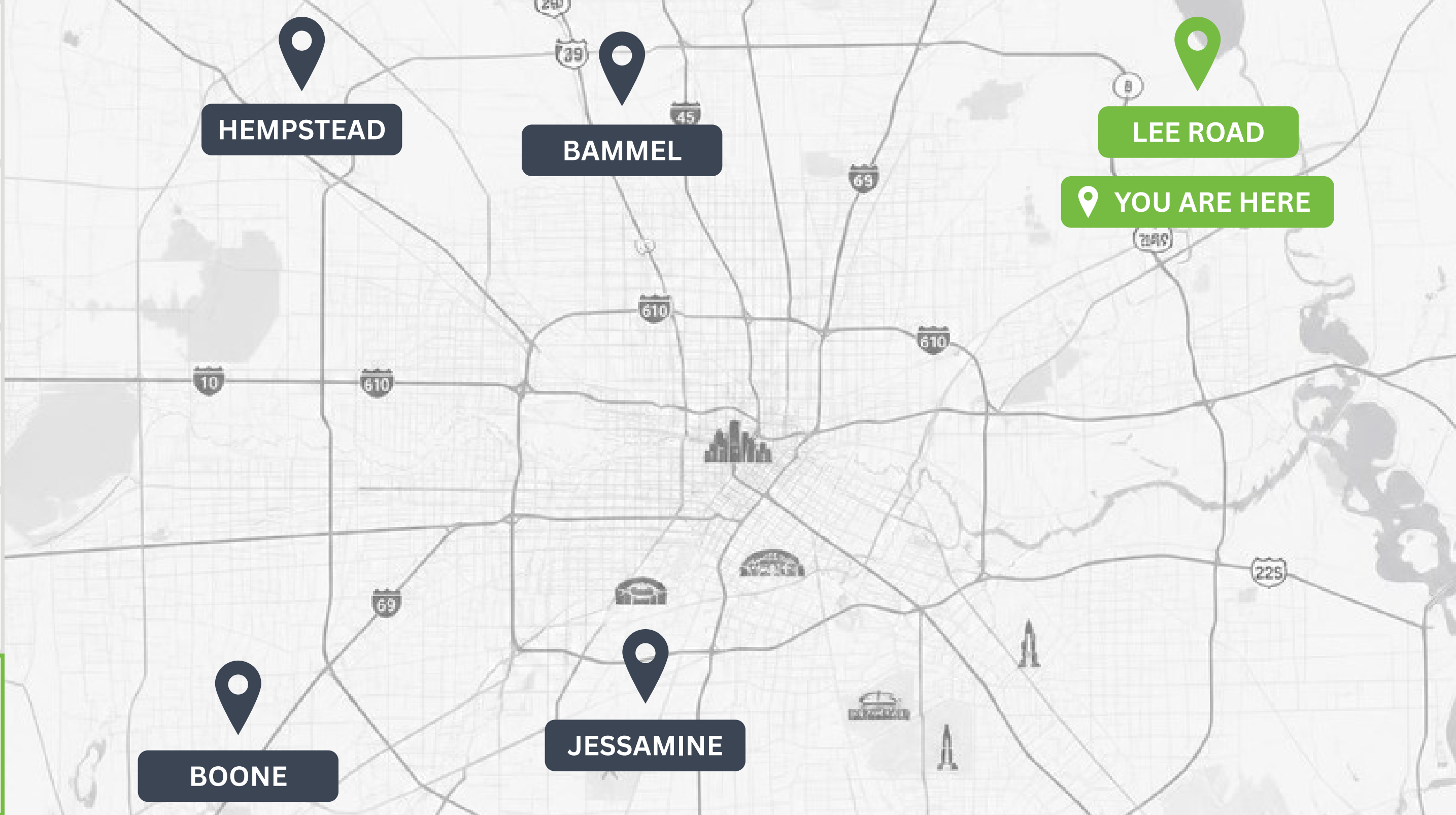
BOONE
11430 Bissonnet St
SW Houston, TX 77099
- 2

JESSAMINE
6420 Jessamine St
Houston, TX 77081
- 3

HEMPSTEAD
14518 Hempstead Hwy
Houston, TX 77040
- 4

BAMMEL
13940 Bammel Houston Rd
North Houston, TX 77040
- 5

LEE ROAD (AIRPORT)
12190 Lee Rd, Humble, TX 77306
📍 YOU ARE HERE



MORE BAYS NEAR BY

Nothing open? We've got more.

Four more WorkBay parks across the Houston metro — same flex bays, same simple terms. If Lee Road is full, we'll get you into the nearest open space.

