

Harwin Business Park

9440 Harwin Dr. | Suite P | Houston, TX 77036



±1,250 SF
AVAILABLE FOR LEASE

New Ownership Renovations Underway



FOR MORE INFORMATION:

MEG ZSCHAPPEL
meg.zschappel@streamrealty.com
713.300.0284

CHASE COLEMAN
chase.coleman@streamrealty.com
832.967.7654

Harwin Business Park

9440 Harwin Dr. | Suite P | Houston, TX 77036

±1,250 SF
AVAILABLE FOR LEASE

- Front load grade level loading
- 3-phase power
- New wallpack lighting
- New oversized loading doors
- Newly Renovated (interior and exterior)
- Freshly Paved 6" concrete and asphalt
- Newly Installed 60mm TPO roofs
- Turnkey Units 1,250 - 4,900 RSF



FOR MORE INFORMATION:

MEG ZSCHAPPEL
meg.zschappel@streamrealty.com
713.300.0284

CHASE COLEMAN
chase.coleman@streamrealty.com
832.967.7654

Harwin Business Park

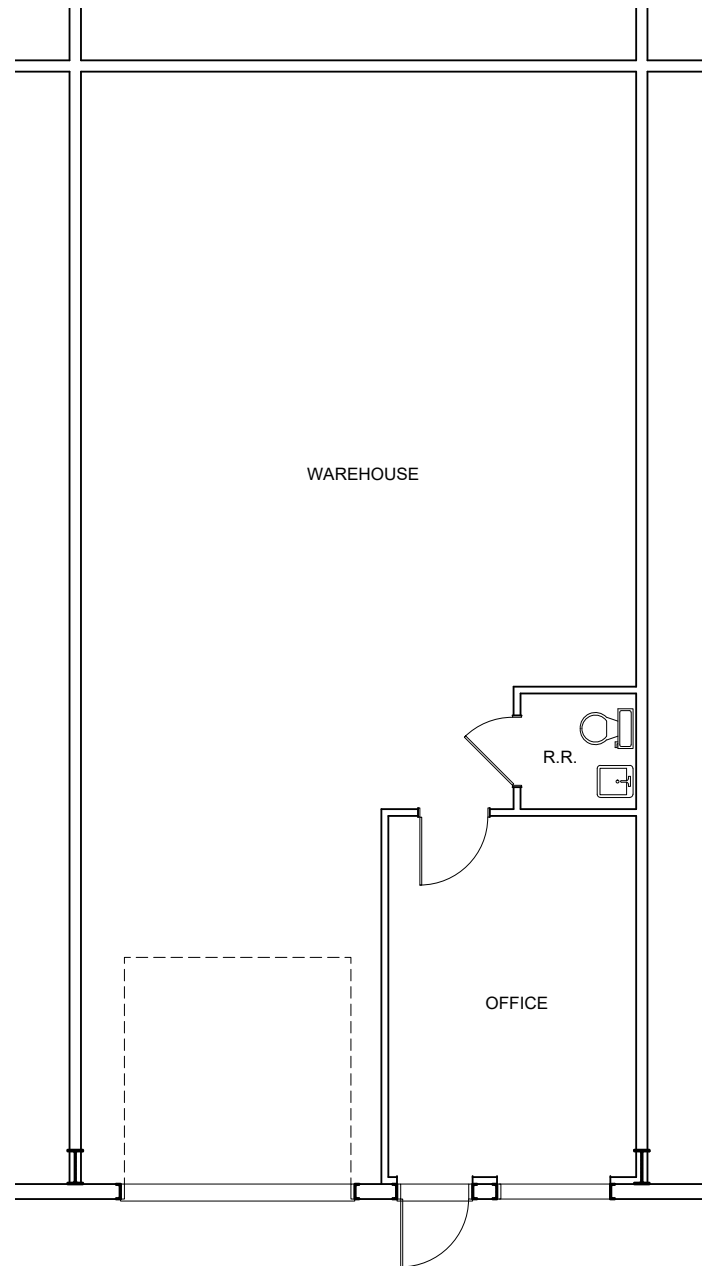
9440 Harwin Dr. | Suite P | Houston, TX 77036

±1,250 SF

AVAILABLE FOR LEASE

SUITE FEATURES

- 1,250 SF total
- Grade level door
- 16' clear height
- Specific power specs (single or 3-phase, voltage, and amps)
- 1P 120/240V power 100A - 400A
- Insulated warehouse ceiling



FOR MORE INFORMATION:

MEG ZSCHAPPEL
meg.zschappel@streamrealty.com
713.300.0284

CHASE COLEMAN
chase.coleman@streamrealty.com
832.967.7654

Harwin Business Park

9440 Harwin Dr. | Suite P | Houston, TX 77036

±1,250 SF
AVAILABLE FOR LEASE



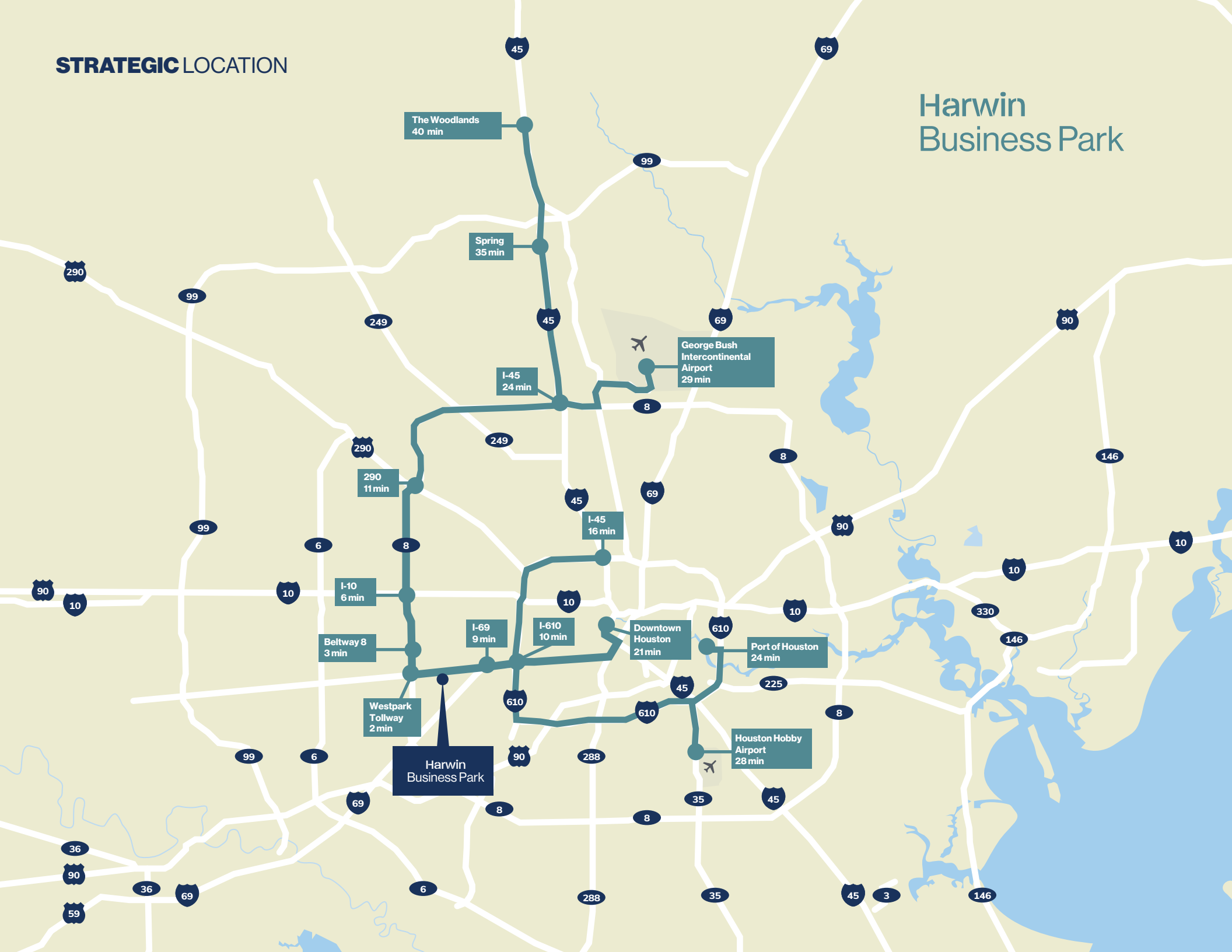
FOR MORE INFORMATION:

MEG ZSCHAPPEL
meg.zschappel@streamrealty.com
713.300.0284

CHASE COLEMAN
chase.coleman@streamrealty.com
832.967.7654

STRATEGIC LOCATION

Harwin Business Park



Harwin Business Park

NEARBY AMENITIES

RESTAURANTS

- 1 BB's Tex-Orleans
- 2 David's Restaurant
- 3 Fonda Santa Rosa
- 4 Mono's Colombian Restaurant
- 5 Olive Garden Italian Restaurant
- 6 Pupusa Restaurant
- 7 Saltgrass Steak House

COFFEE

- 1 Black Rock Coffee Bar
- 2 Beikos Cafe
- 3 Crepeccino Café & Crêperie
- 4 Dunkin' Donuts
- 5 Emm Cafe
- 6 Golden Roastery
- 7 Java City
- 8 Long Coffee
- 9 The Morii Coffee
- 10 Tom N Toms Coffee
- 11 Suzie's Pastry Shoppe

RETAILERS

- 1 AT&T Store
- 2 Best Buy
- 3 Discount Tire
- 4 Harbor Freight
- 5 H-E-B
- 6 Marshalls
- 7 Ross Dress for Less
- 8 Walmart Supercenter

FAST FOOD

- 1 Burger King
- 2 Chick-fil-A
- 3 Chick-fil-A
- 4 Jack in the Box
- 5 McDonald's
- 6 McDonald's
- 7 Popeyes Louisiana Kitchen
- 8 Sonic Drive-In
- 9 Whataburger
- 10 Whataburger



Harwin Business Park

9440 Harwin Dr. | Suite P | Houston, TX 77036

FOR MORE INFORMATION PLEASE CONTACT:

MEG ZSCHAPPEL

meg.zschappel@streamrealty.com
713.300.0284

CHASE COLEMAN

chase.coleman@streamrealty.com
832.967.7654

