

# 4005 OSAGE A & B

Houston, TX 77063

INDUSTRIAL WAREHOUSE  
FOR LEASE

AVAILABLE: 4,142–8,284 SF

Unit A: 4,142 SF

Unit B: 4,142 SF

APPROX.

## \$6,213

/MONTH PER SIDE

Base Rent: \$1.20/SF/MO  
Estimated NNN: \$0.30/SF/MO

### BUILDING HIGHLIGHTS

- Lease one unit or both units together
- Approx. 300 SF office and approx. 3,842 SF warehouse per unit
- Two roll-up doors per side
- Additional warehouse bathroom + mop sink area
- Approx. 18–20 ft warehouse ceiling height, estimated from photos; tenant to verify
- Paved access with fenced/gated exterior area
- Excellent Houston location near Westchase with convenient access to Westpark Tollway, Beltway 8, Westheimer Rd, Hillcroft Ave, and US-59/Southwest Freeway



OPEN HIGH-BAY WAREHOUSE



TWO ROLL-UP DOORS PER SIDE



MOP SINK / UTILITY AREA



APPROX. 300 SF OFFICE



OFFICE BATHROOM



WAREHOUSE BATHROOM



**Nicole Sabbagh**

[nicole@sabbaghpropertygroup.com](mailto:nicole@sabbaghpropertygroup.com)

713-231-8996