

Two (2) Freestanding Buildings with IOS Opportunity

18,000 SF
on 5.85 Acres

Raw Land / Developable
(Future IOS Yard)

Property Summary

Building 1: 9,000 SF

Building 2: 9,000 SF

Total Acreage: 5.85 AC

Leased or Sold Separately

For Lease & For Sale

18,000 SF on $\pm$ 5.85 AC - Industrial Property (IOS)

6631 N Sam Houston Pkwy W,
Houston, TX 77064

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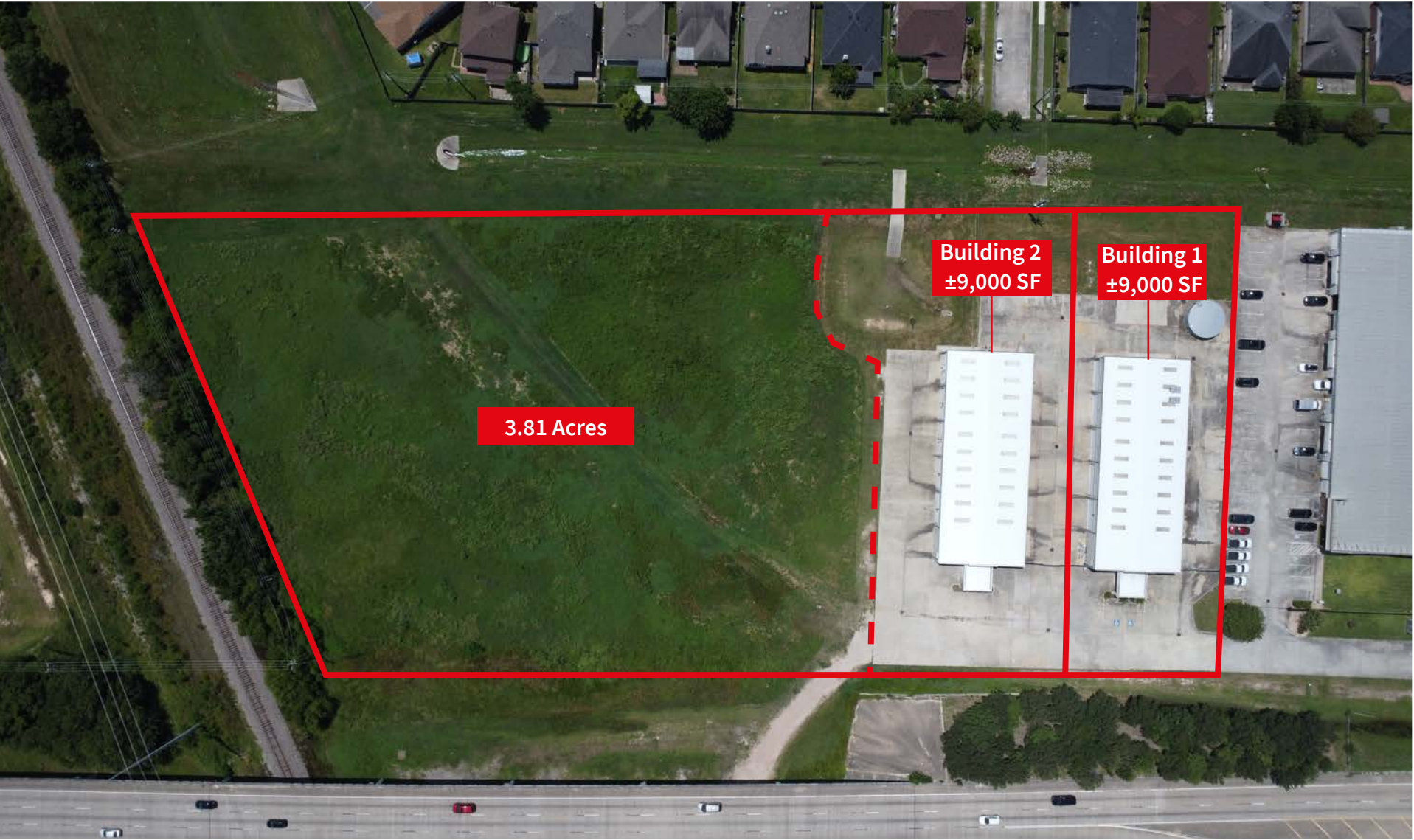
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 **JLL** SEE A BRIGHTER WAY

Potential Division Opportunities



6631 N Sam Houston Pkwy / Houston, TX 77064

Property overview

Building Specs

Building 1



Building SF: ±9,000 SF situated on 0.87 AC



Office:
±1,500 SF



Docks:
Multiple 16'x18' grade level doors



LED Lights



Drive-through capability

Building 2



Building SF: ±9,000 SF



Office:
BTS



Docks:
Multiple 16'x18' grade level doors



LED Lights



Drive-through capability

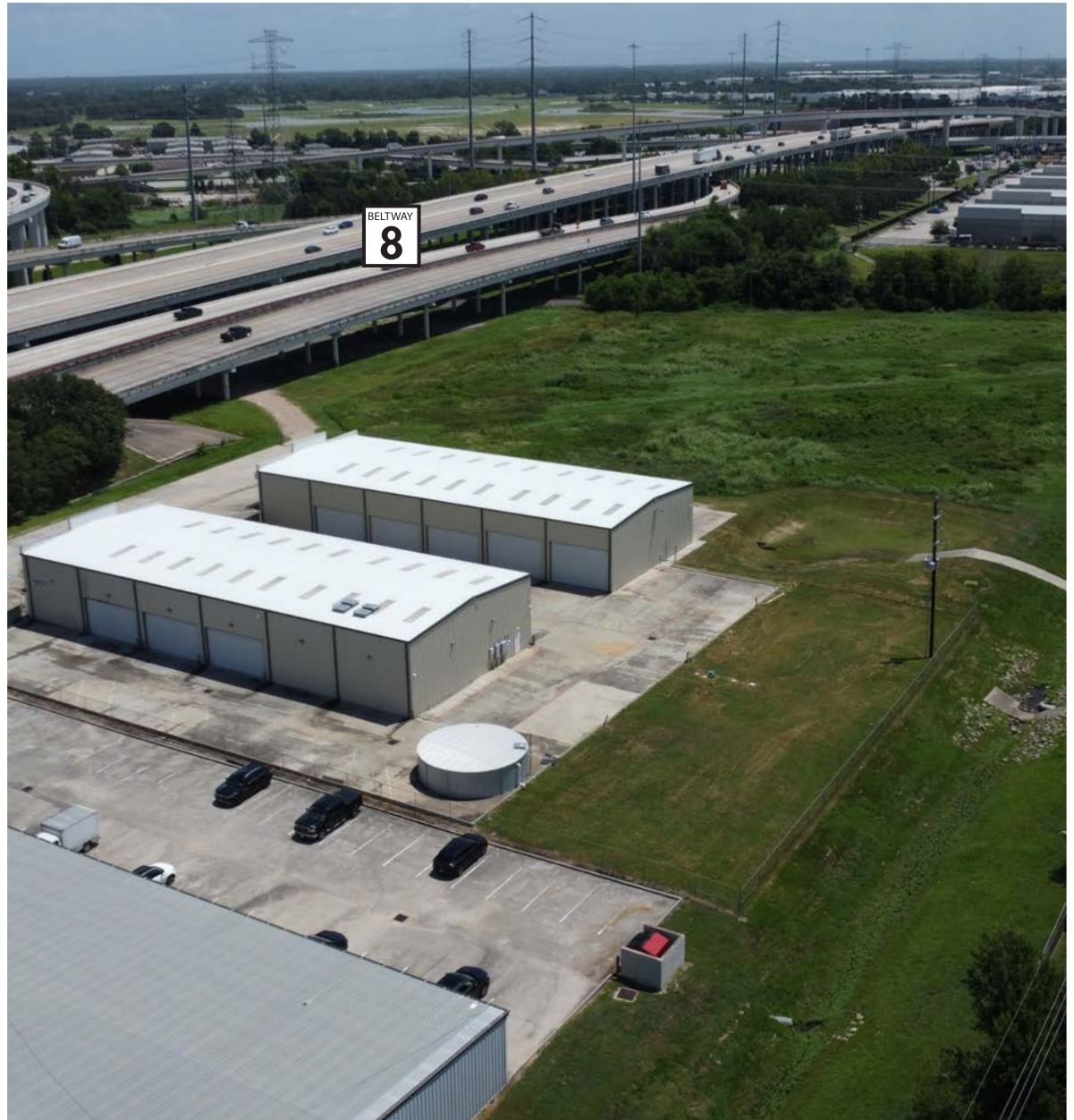
Raw Land



3.81 Acres



Raw Land/Developable
Cleared & Shrubbed



Location



Interior Photos



Gallery



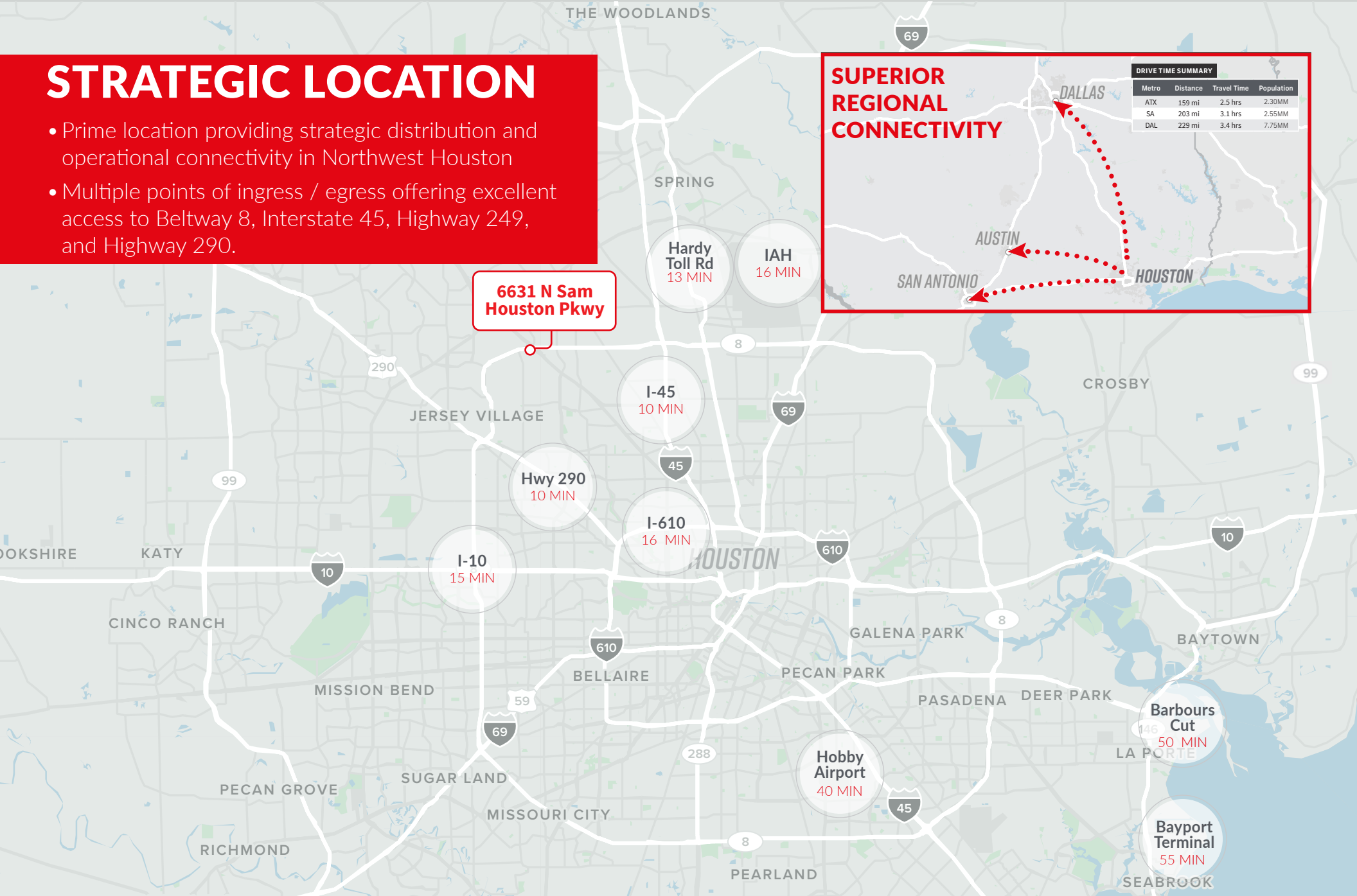
STRATEGIC LOCATION

- Prime location providing strategic distribution and operational connectivity in Northwest Houston
- Multiple points of ingress / egress offering excellent access to Beltway 8, Interstate 45, Highway 249, and Highway 290.

**6631 N Sam
Houston Pkwy**

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	159 mi	2.5 hrs	2.30MM
SA	203 mi	3.1 hrs	2.55MM
DAL	229 mi	3.4 hrs	7.75MM



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