

SUBLEASE OPPORTUNITY



20,320 SF | Light Industrial / Warehouse

SUBLEASE TERM THROUGH 04/30/2030



Positioned within one of Northwest Houston's most active and versatile industrial submarkets, this location offers outstanding regional connectivity with immediate access to US-290 and Beltway 8, two of Houston's most critical transportation corridors.

PROPERTY FEATURES

Warehouse

- 10 bay doors
- 22 feet ceiling height
- Big "A" 16 foot wide fan
- Storage area

Office

- Reception area
- Private offices
- Kitchen area/breakroom area
- Conference rooms
- Multiple men and women's restrooms

Other Amenities

- Private access control gate and fencing
- Lots of natural light
- Security system
- Lots of private parking spaces
- Ability to subdivide
- Easy access for 18 wheeler turnaround
- Lots of restaurants and eating options nearby

SUBLEASE AT **\$8.75 NNN**



LOCATION

5611 GUHN ROAD | HOUSTON, TX 77040

WWW.ARVOREALTYADVISORS.COM

MORE INFO

Ed Ryland, CCIM, MCR - 713.952.5066 ext. 101

Tiffany Ryland, CCIM - 832.549.6490

Langford Howard - 713.909.9650

