



BUILDING FEATURES

- Located in the heart of the Northwest Houston submarket with immediate access to Hempstead Hwy. Convenient access to Houston's major thoroughfares:
 - Hwy. 290 - 0.5 miles
 - Beltway 8 - 3.9 miles
 - Loop 610 - 7.9 miles
- 87,277 SF total building size
- Front-load | Warehouse | Dock-high loading
- Fully sprinklered

SUITE FEATURES

- 7,151 SF total
 - 1,200 SF office
 - 5,951 SF warehouse
- Front-load configuration
- 20' clear height
- 1 dock-high door / 1 ramp



