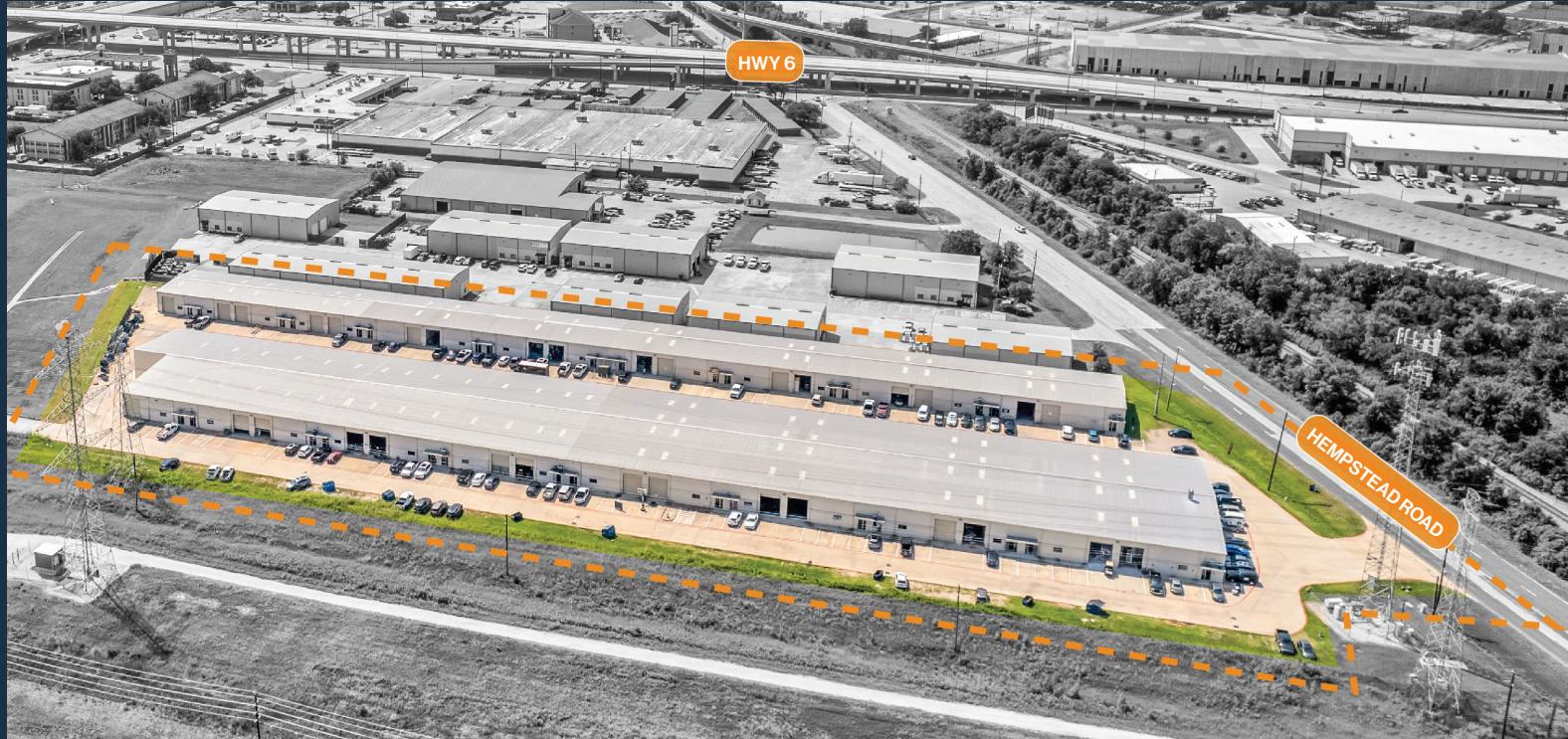


# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD ROAD, HOUSTON, TX 77065



## NORTHWEST SUBMARKET



GREAT ACCESS TO HWY 6/FM 1960, US-290, AND HEMPSTEAD



18'-23' CLEAR HEIGHT



TENANT-CONTROLLED HVAC



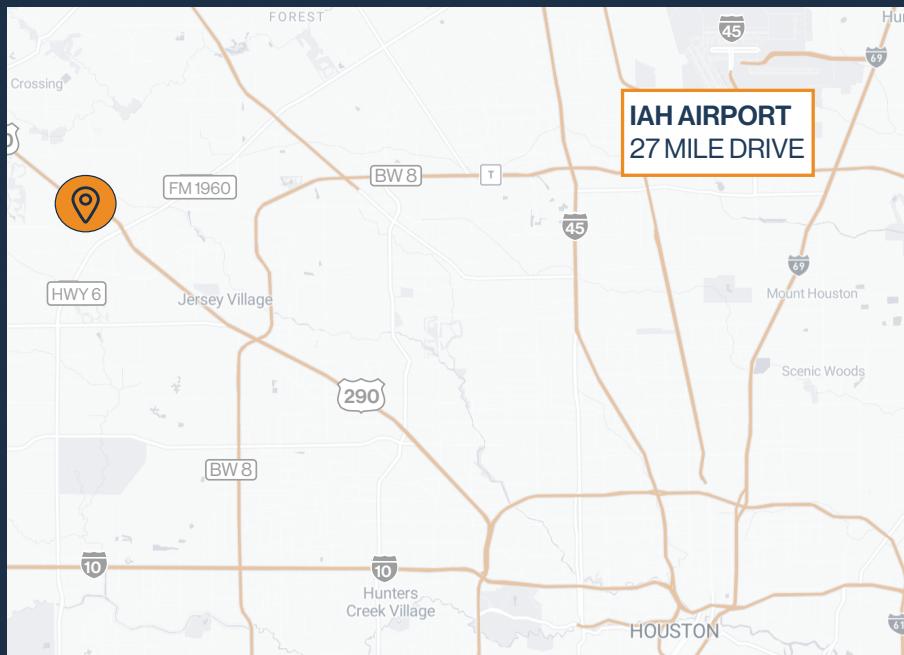
12' X 14' GRADE-LEVEL LOADING



18-WHEELER ACCESSIBLE



2,053 SF - 11,779 SF  
SUITES AVAILABLE



**RYAN YOUNG**

281.584.3320

RYAN.YOUNG@FORT-COMPANIES.COM



This information is deemed reliable, however, Fort makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.



**FORT**  
LEASING

# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
HOUSTON, TEXAS 77065

## SITE PLAN



**RYAN YOUNG**

281.584.3320

[ryan.young@fort-companies.com](mailto:ryan.young@fort-companies.com)

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**FORT**  
LEASING

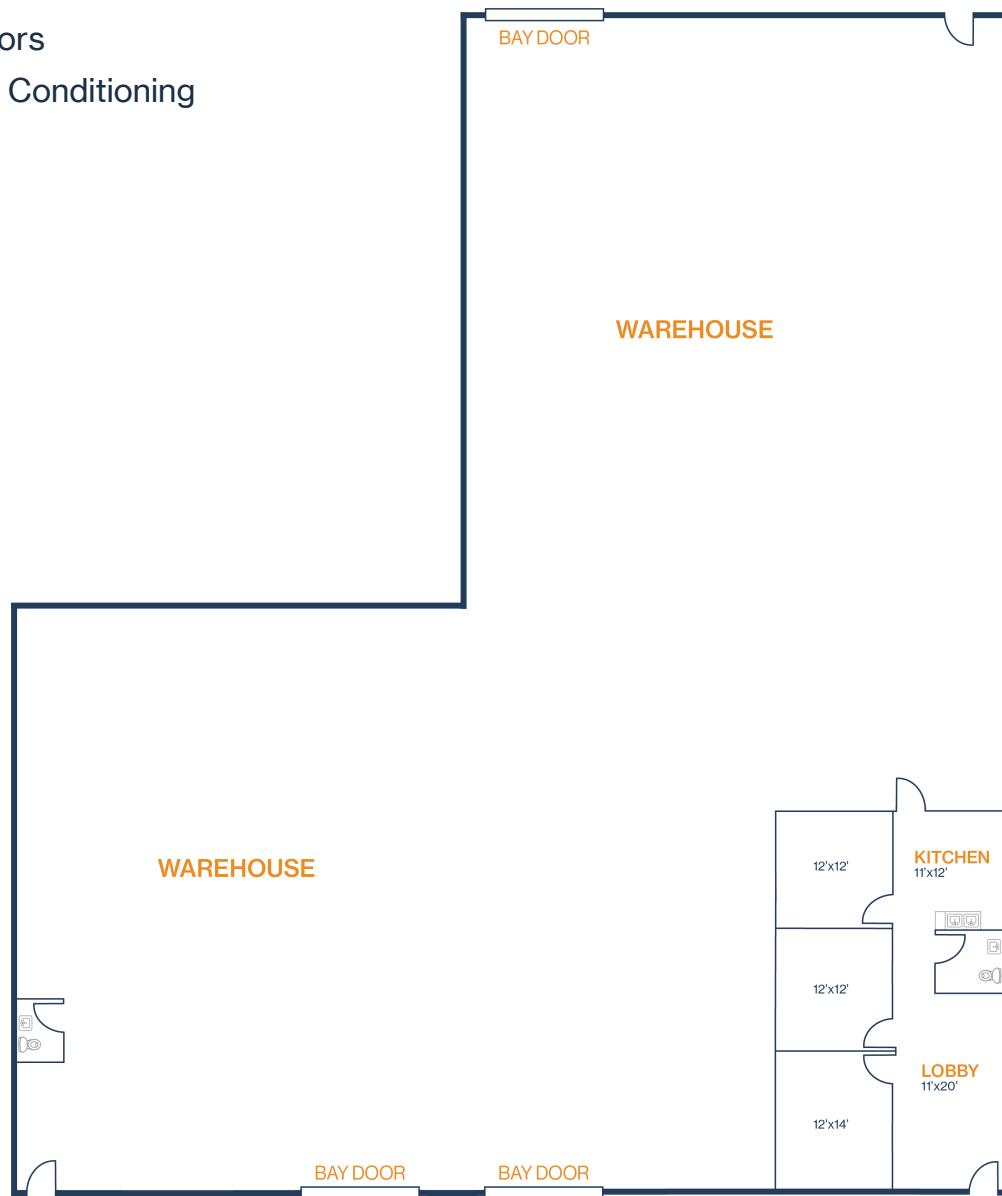
# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
HOUSTON, TEXAS 77065

## UNIT 1-3 – 11,779 SF

1,848 SF OFFICE / 9,931 SF WAREHOUSE

- Glass Storefront
- (3) Bay Doors
- Central Air Conditioning



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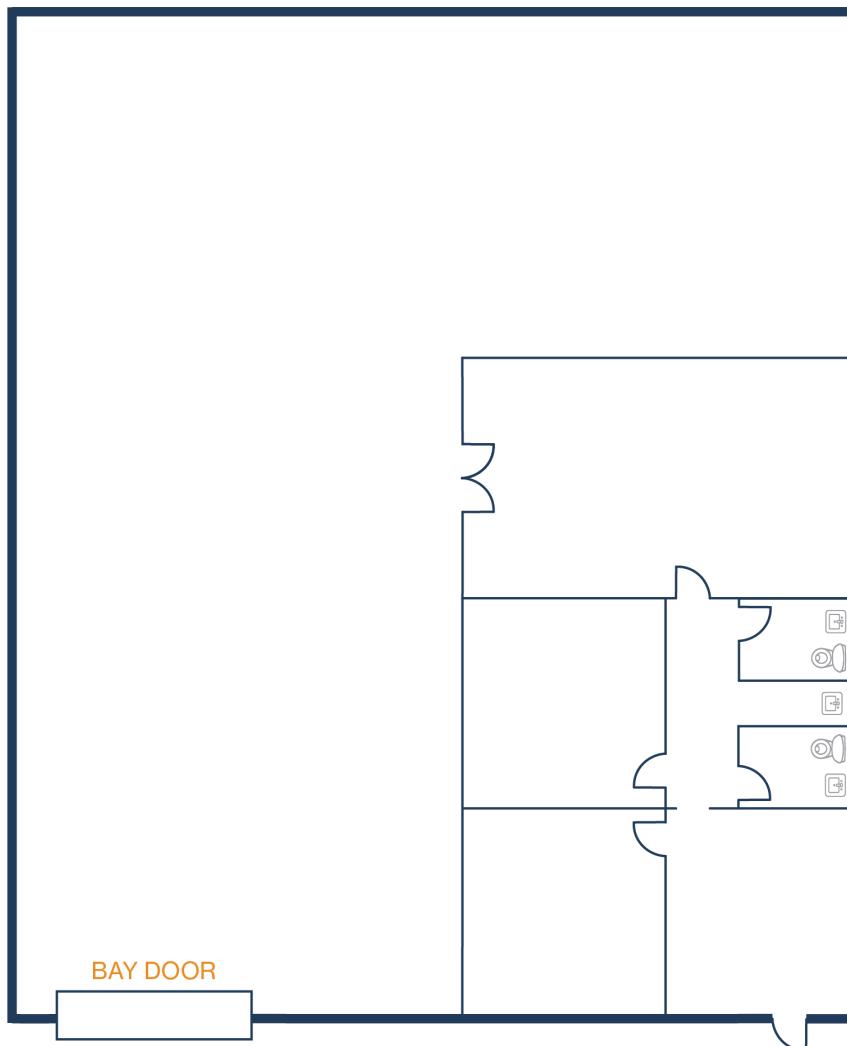
# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
HOUSTON, TEXAS 77065

## UNIT 8 – 3,017 SF

754 SF OFFICE / 2,263 SF WAREHOUSE

- 23' Clear Height
- 1 Dock Doors, Grade Level Door Loading



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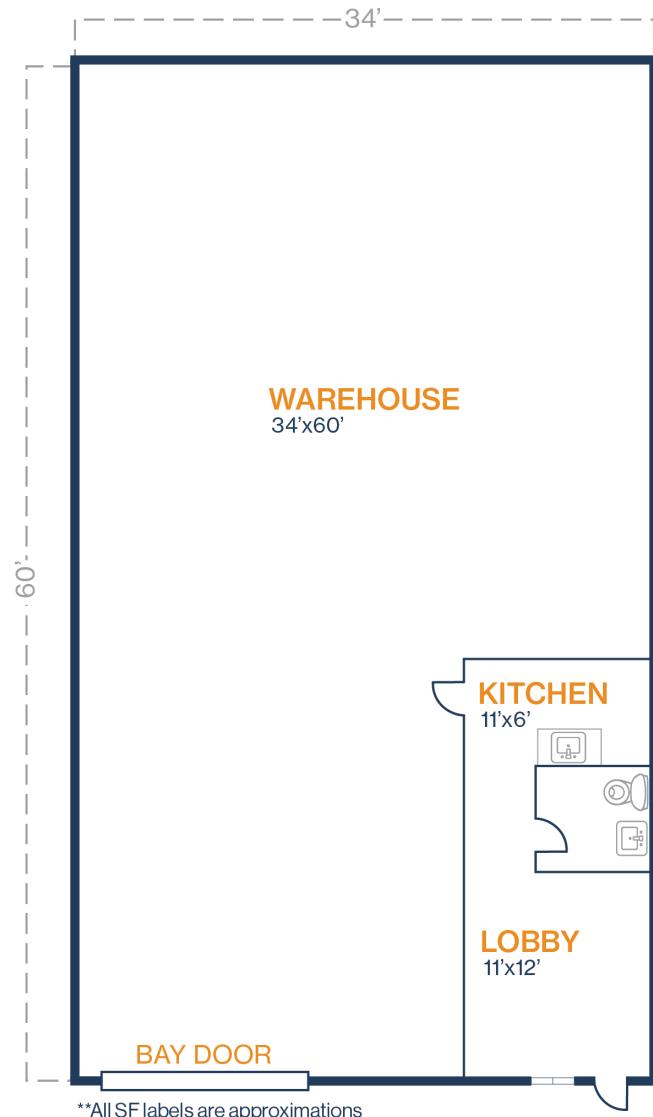
# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
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## UNIT 24 – 2,053 SF

205 SF OFFICE / 1,848 SF WAREHOUSE

- (1) Bay Door
- Kitchen
- Private Restroom



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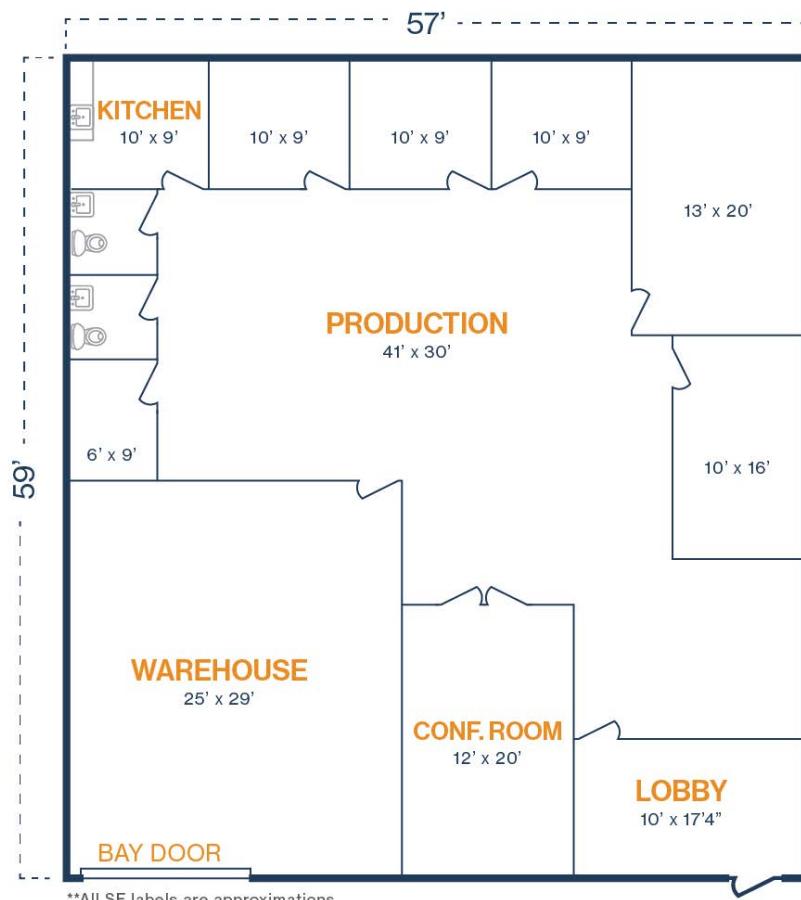
**FORT**  
LEASING

# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
HOUSTON, TEXAS 77065

## UNIT 31 – 3,366 SF

- (1) Overhead Door
- Kitchen
- (2) Restrooms
- Private Offices
- Conference Room



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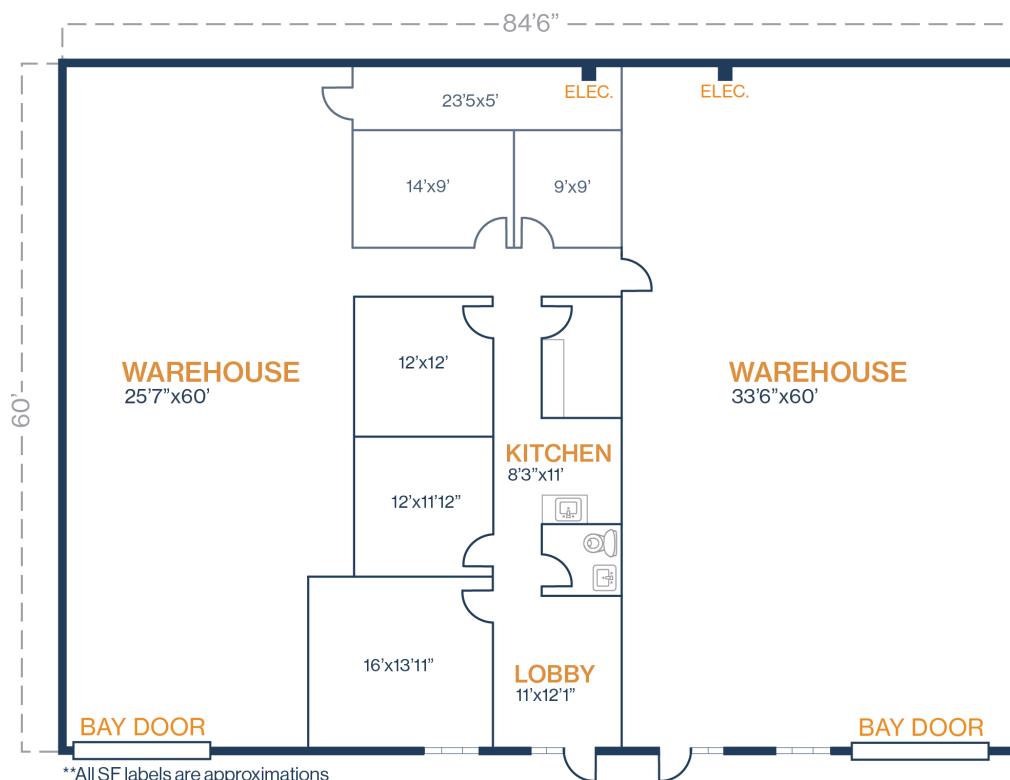
# HEMPSTEAD 1960 BUSINESS CENTER

20220 HEMPSTEAD RD  
HOUSTON, TEXAS 77065

## UNIT 32-33 – 5,080 SF

2,180 SF OFFICE / 2,900 SF WAREHOUSE

- (2) Drive Ins
- Private Restroom
- Kitchen
- (2) 12' x 14' Grade-Level Doors



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