

9605 Wallisville Rd.

Houston, TX 77013

Property Highlights

- + 5.53 Acres of Land
- + 25,559 SF of Improvements
- + 18,200 SF of Warehouse
- + Signalized Intersection
- + Divisible

- + Immediate Access to I-10 & 610
- + Retrofit to Suit
- + Fully Fenced and Gated
- + Paved & Stabilized Yard

Building Overview

Office - 4,126 SF two story office

Building 1 - 7,650/SF Dock High (150 x 50)

Building 2 - 6,080/SF Dock High/Grade (150 x 40)

Building 3 - 4,000/SF Gade (40 x 100)

Building 4 - 1,344/SF Grade (30 x 40)

Reduced Lease Rate: \$28,500/Month NNN (Full Site)

- + Divided Yard Only 3.5 AC, No Buildings for \$15,000/Month NNN
- + Buildings with No Yard on 2.0 AC for \$19,000/Month NNN

Contact Us

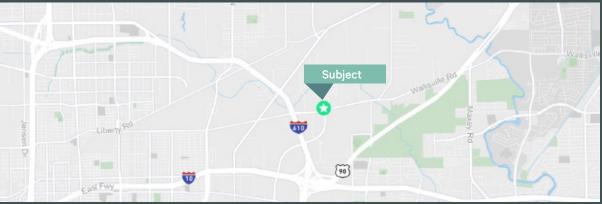
Andrew Jewett Sr.

Senior Vice President

+1 713 577 1735

Andrew.Jewett@cbre.com





© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.