

**FOR LEASE | WAREHOUSE | 8,220 SF**  
**238 MEMORY LANE**  
**HOUSTON, TX 77037**



**BUILDING SF:**  
**8,220 SF**

**LAND AREA:**  
**17,400 SF**

**MEMORY LN**

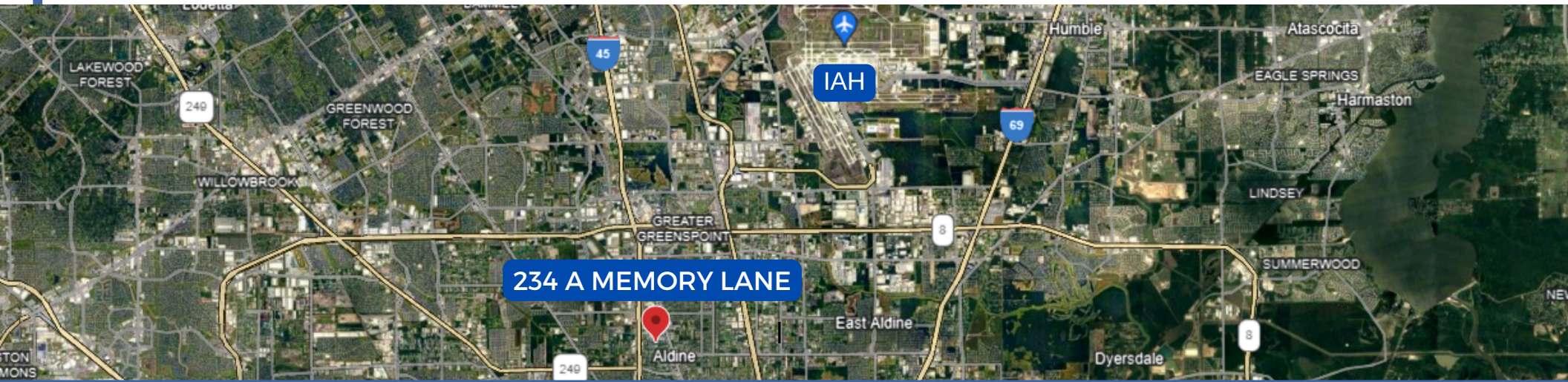
**MEMORY LN**

**Carlos Iglesias**  
Broker

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## PROPERTY SUMMARY

Lease Price:	\$1.00/SF/MO
Lease Type:	Modified Gross
Property Type:	Warehouse
Subtype:	Flex
RBA:	8,220 SF
Total Land SF:	17,400 SF
Built/Renovated:	2000/2005
Building Clear Height:	18 ft

## PROPERTY HIGHLIGHTS

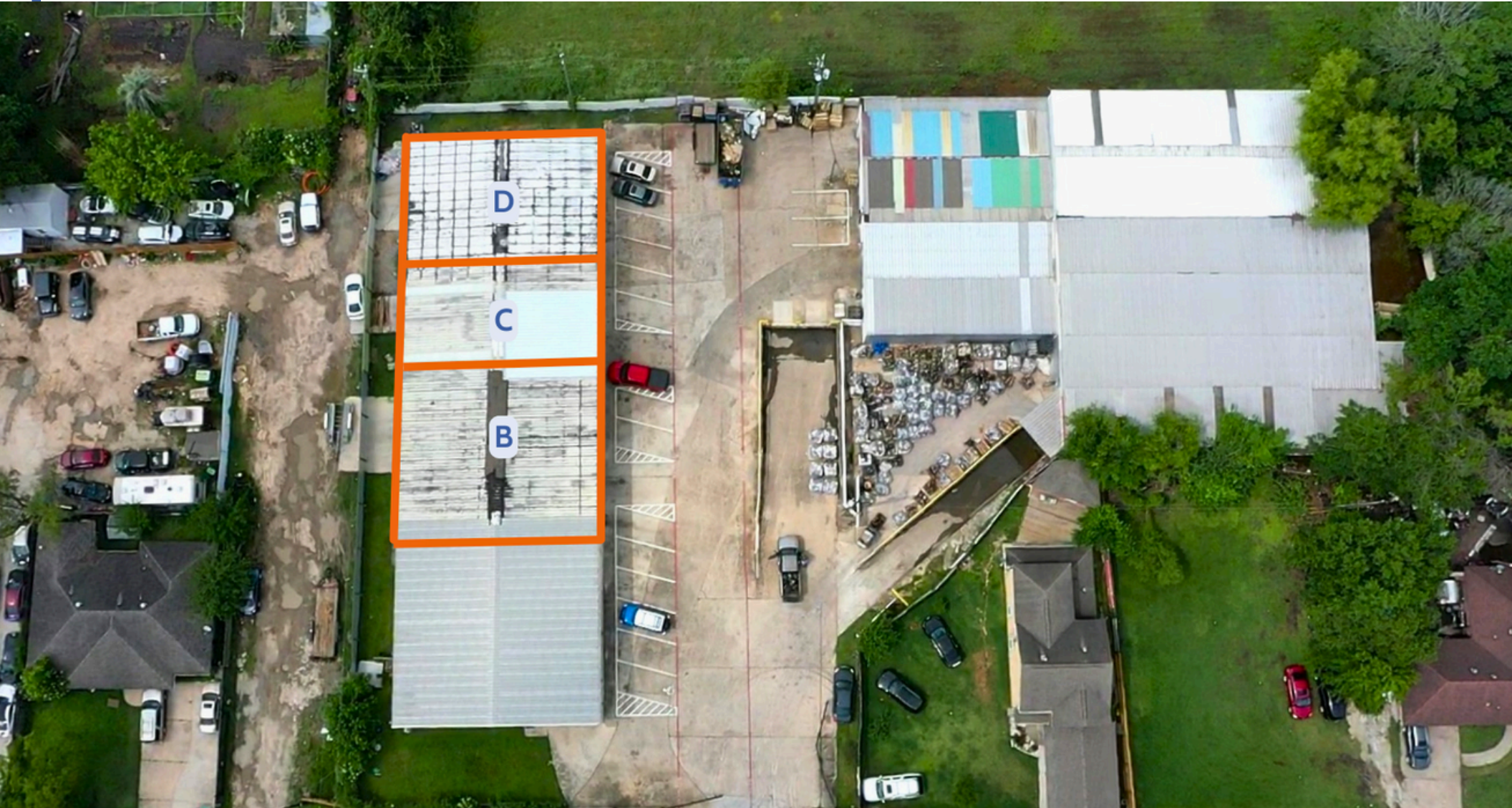
- Strategic point within the city, designated for convenient access from various points throughout the urban area.
- Spaces included in lease option: Units B-D
- Lease option includes approx. 17,400 sf of land for use towards back of the property
- Spaces are ready to use, ideally for industrial, mechanic, or other commercial business.
- Property is located closely to I-45 North Fwy
- Property is equipped with a loading dock area and 4-grade level loading doors

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**Loading Dock Area**

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