

FOR SALE

±11,350 SF | ±2.44 Acres | IOS Facility

7150 Breen Drive, Houston, Texas 77086

Sale Price:

Call Broker



Sam Rayburn, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com

Jim Autenreith, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

Jack Ferruzzo

+1 713 304 5911

jack.ferruzzo@kbcadvisors.com

John Ferruzzo, SIOR

+1 713 501 7999

john.ferruzzo@kbcadvisors.com

KBCADVISORS

Property Overview



PROPERTY HIGHLIGHTS

- » ±11,350 SF Total
- » ±7,500 SF Office Area (Two Story)
- » 2.44 Acres
- » 2 Overhead Doors (12' x 14')
- » 22' Clear Height
- » 20' Eave Height
- » Insulated Warehouse
- » Natural Gas Generator
- » Well and Septic
- » Fenced with Remote Access Gate
- » Paved and Crushed Concrete Yard with Lighting
- » One (1) Large HVLS Fan
- » Year Built: 1995
- » Short Term Leaseback
- » Cell Tower Available for Purchase

LOCATION OVERVIEW

- » Close Proximity to Major Highways
 - » 4.7 Miles to 290
 - » 3.5 Miles to Beltway 8
 - » 2.1 Miles to Highway 249
 - » 6.4 Miles to 45



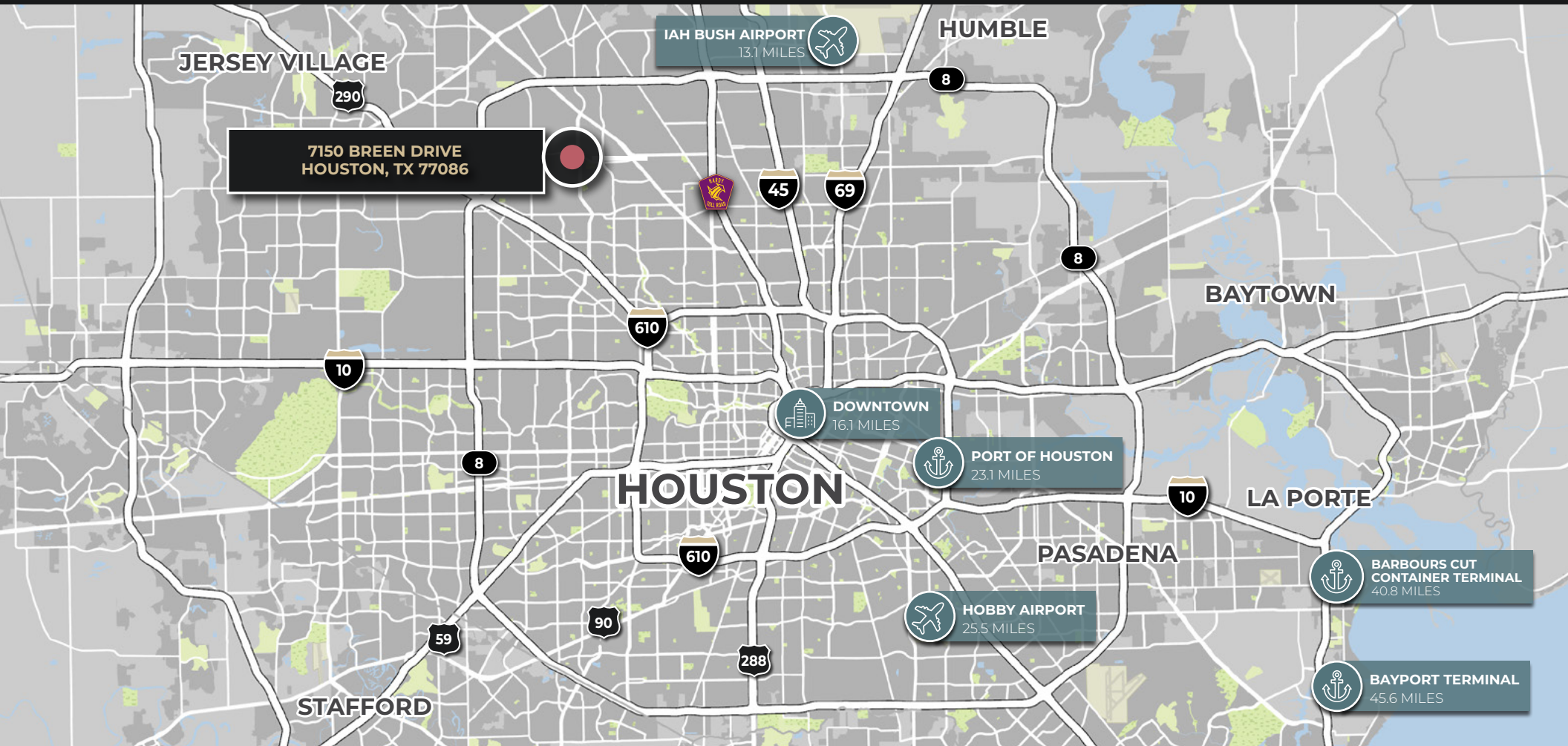
7150 BREEN DRIVE, HOUSTON, TX 77086

Property Photos



7150 BREEN DRIVE, HOUSTON, TX 77086

Location Map



Sam Rayburn, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com

Jim Autenreith, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

Jack Ferruzzo

+1 713 304 5911

jack.ferruzzo@kbcadvisors.com

John Ferruzzo, SIOR

+1 713 501 7999

john.ferruzzo@kbcadvisors.com

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. 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. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM