

9605 WALLISVILLE RD

HOUSTON, TX 77013

Wallisville Rd.

Mesa Dr.



IOS/ISF/YARD | FOR LEASE | DIVISIBLE
21,856 SF ON 5.53 ACRES

PROPERTY HIGHLIGHTS

- » 5.53 Acres of Land
- » 21,856 SF of Improvements
- » 17,730 SF of Warehouse
- » Signalized Intersection
- » Divisible
- » Immediate Access to I-10 & 610
- » Retrofit to Suit
- » Fully Fenced and Gated
- » Paved & Stabilized Yard
- » **Reduced Lease Rate:**
 - » Full Site - 5.53 AC: \$28,500/Month NNN
 - » Divided Yard Only - 3.5 AC: \$15,000/Month NNN
 - » Buildings Only - 2.0 AC: \$19,000/Month NNN

BUILDING OVERVIEW

Office

4,126 SF Two-Story Office

Building 1

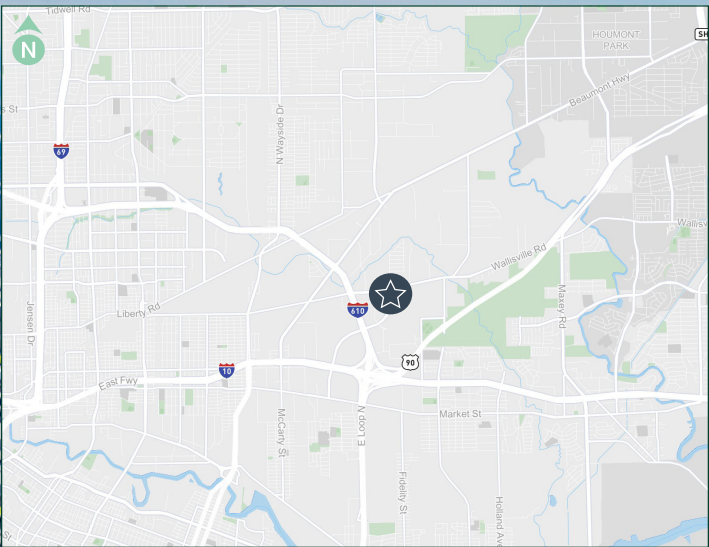
7,650 SF Dock High (150' x 50')

Building 2

6,080 SF Dock High/Grade Level (150' x 40')

Building 3

4,000 SF Grade Level (40' x 100')



DOWNTOWN HOUSTON



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