



Avison Young - Houston | 4400 Post Oak Pkwy, Suite 1500 | Houston, TX 77027

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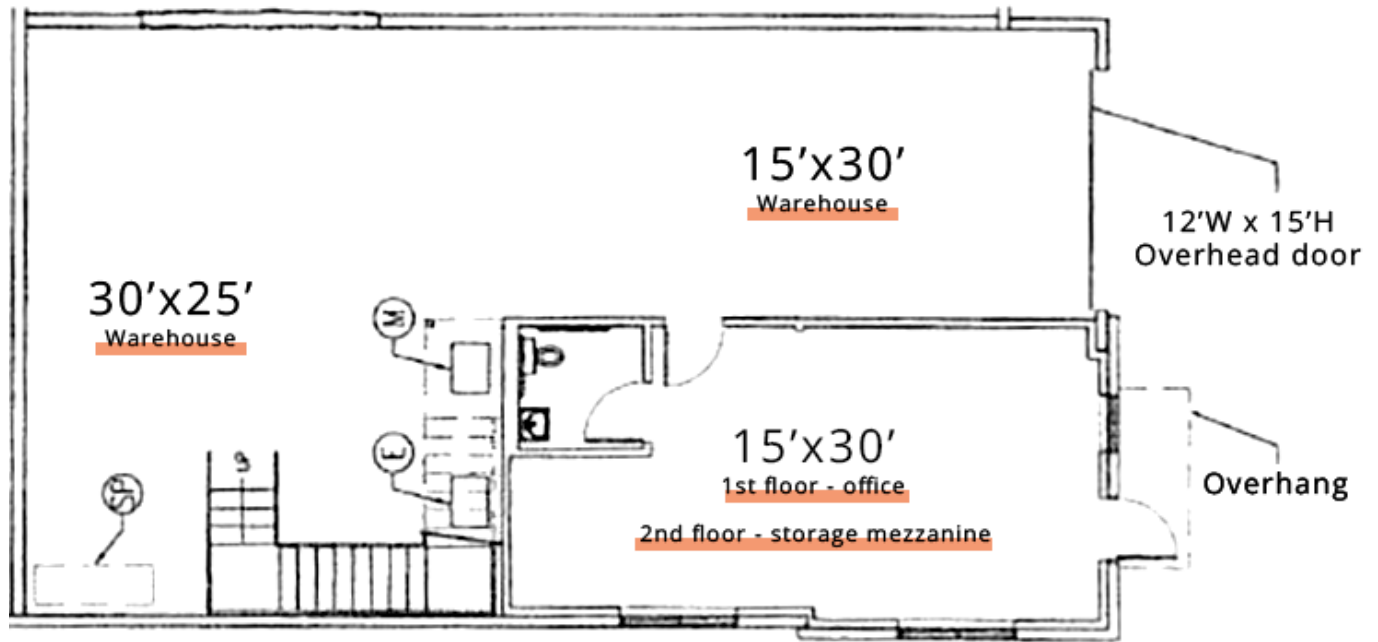
FOR SUBLEASE

**5750 North Sam Houston Parkway East
Houston, TX 77032**

**AVISON
YOUNG**

Industrial sublease

5750 North Sam Houston Parkway East



Property Description

- Total space: 2,100 SF (Office: 450 SF with 2nd floor Mezzanine: 450 SF)
- Sublease Through 10/31/25
- Clear height: 22'
- 1 oversized 12' x 15' grade level door
- Fully sprinklered
- Conferencing centers available
- Fully secured business park
- Quick and easy access to Beltway 8 and Highway 59
- Endcap location accommodates delivery trucks of all sizes
- Dock-high concrete receiving ramp for community use
- Lease rates: \$500.00/Month Gross



**AVISON
YOUNG**

Dawson Smith

Senior Associate

D 713 993 7167

dawson.smith@avisonyoung.com

Clayton Duewel

Associate

D 713 993 7149

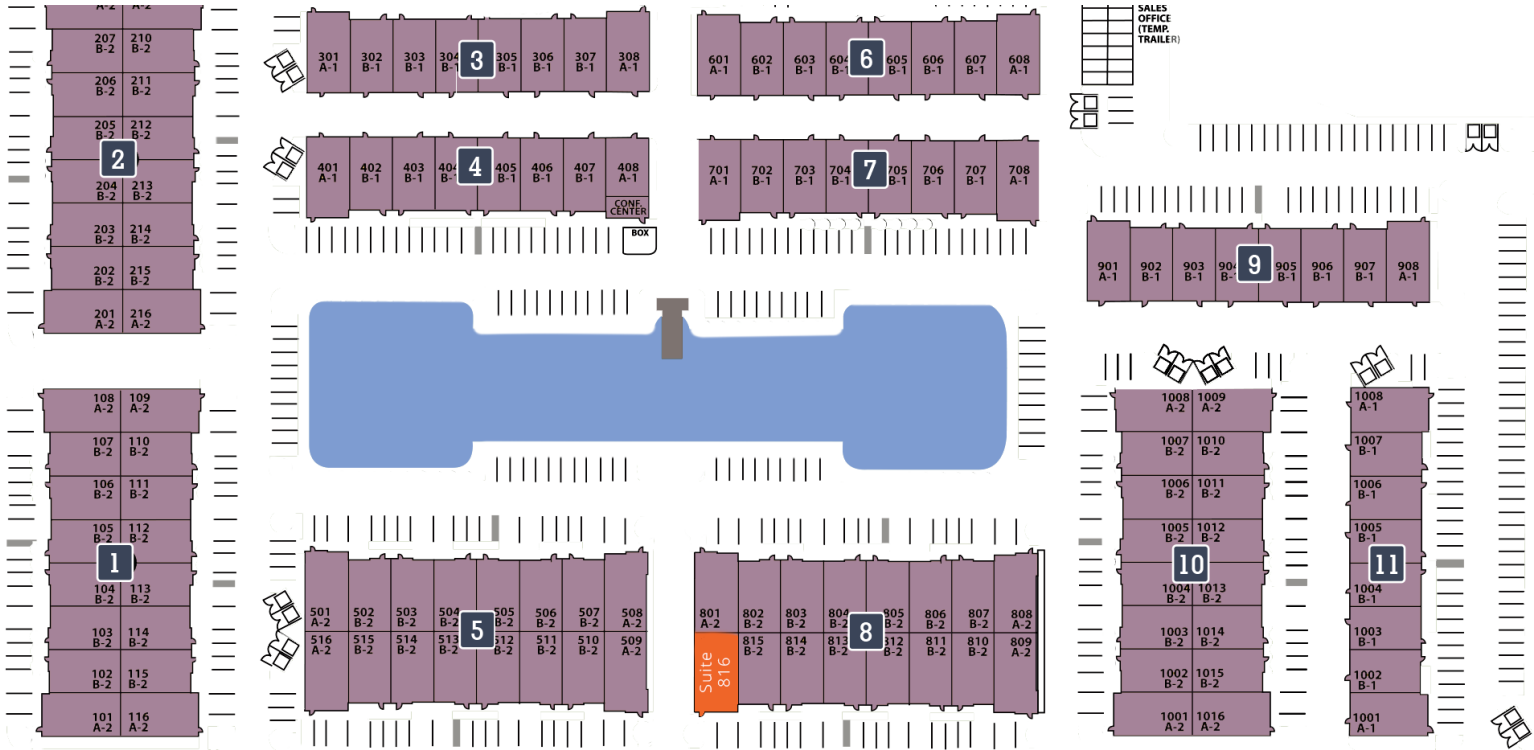
clayton.duewel@avisonyoung.com

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Preferred endcap location

The unit is on the outer perimeter of the complex. This allows super easy access even for extra long 53' Trucks. This is a perk of the endcap location since it is not possible for oversized trucks to pull up directly to the doors of the interior units.



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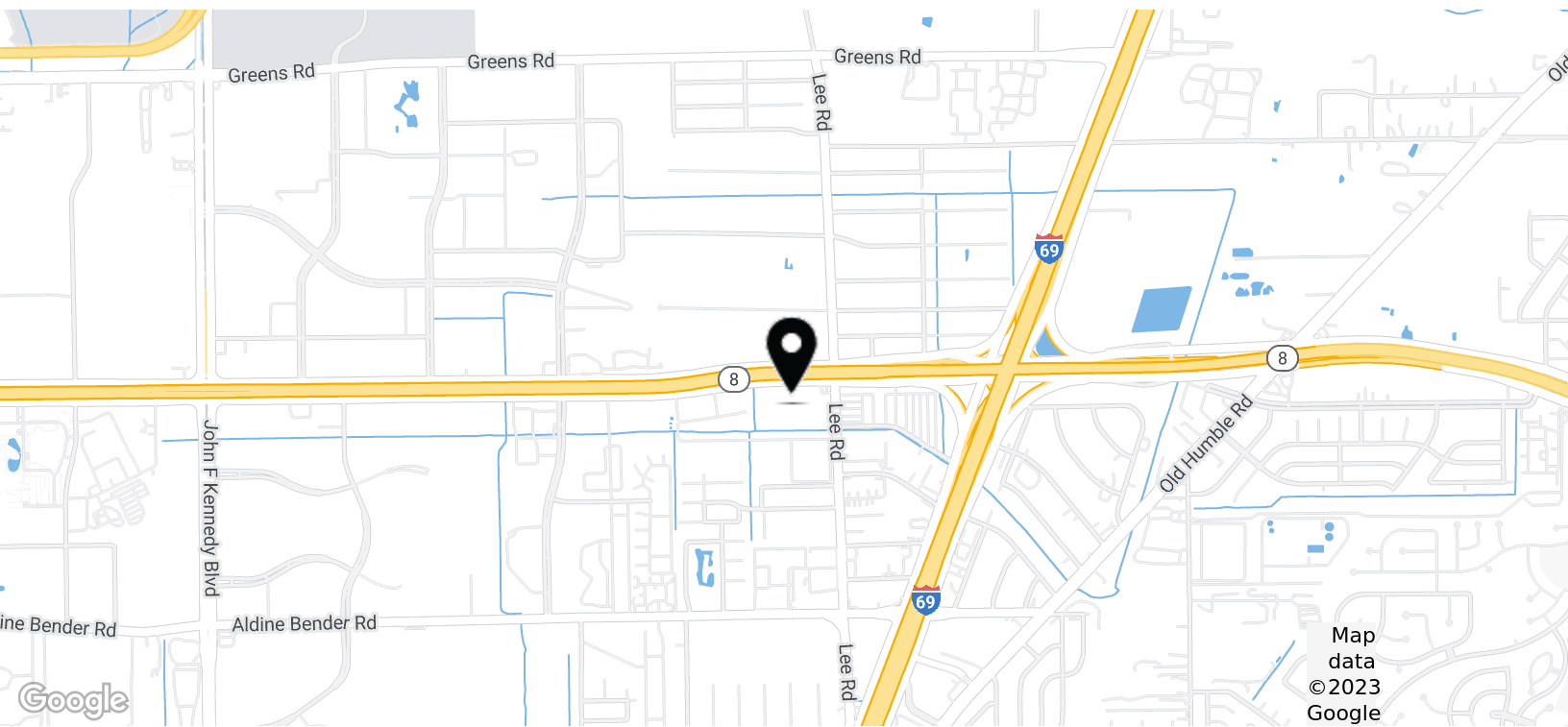
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