

# Techway Southwest Business Park



**Building 3: Warehouse with Office, Docks, and Fenced Yard**

**24,175 SF For Lease**

10540 Bissonnet, Suite 100, Houston, TX



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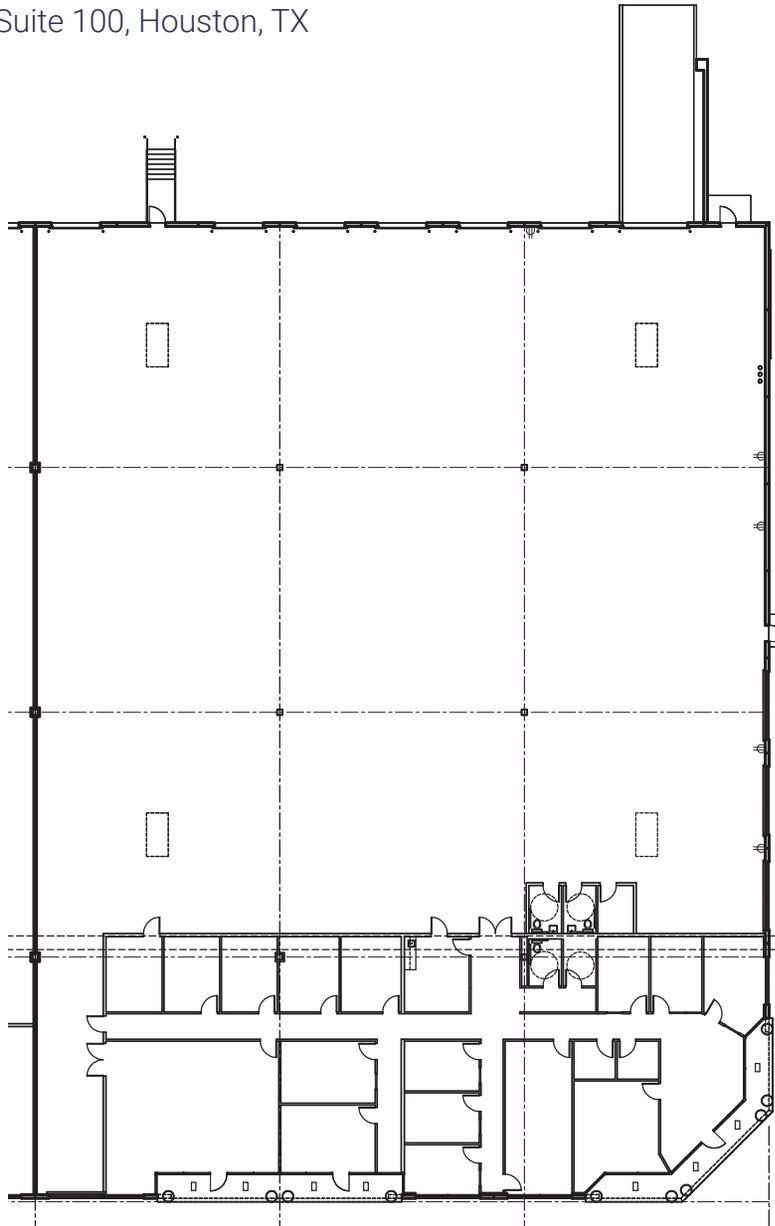


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## Property Overview

### CLASS-A INDUSTRIAL PARK

Techway Southwest Business Park is a 415,000 SF Class A industrial park located in the heart of Southwest Houston. The park consists of 4 dock-high distribution buildings, with space sizes ranging from 15,000 SF up to 100,000 SF. The park is located near the intersection of Beltway 8 and Highway 59, with multiple ingress/egress routes to the Beltway.

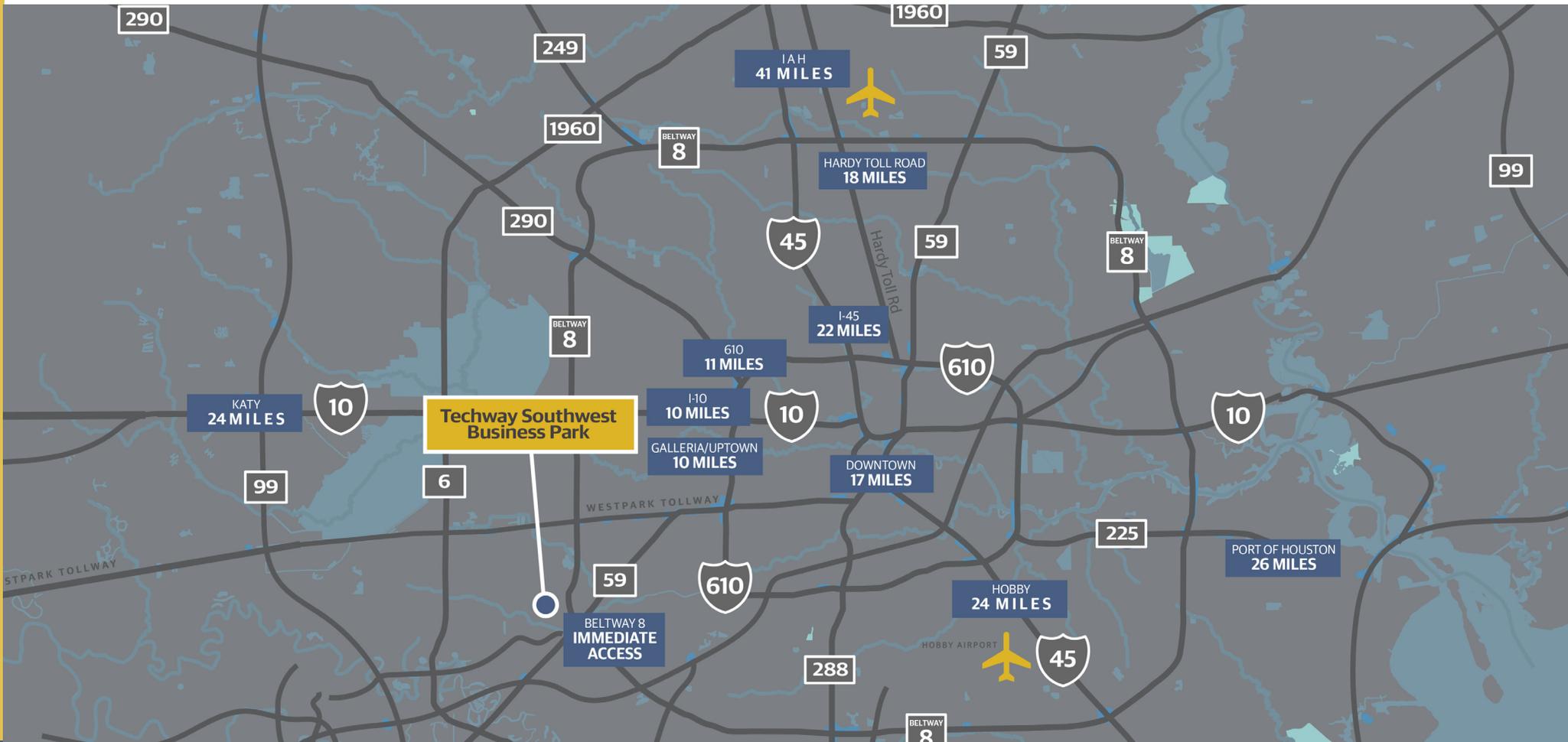
### PROPERTY HIGHLIGHTS

- 24,175 SF
- 5,500 SF OFFICE / 18,675 SF WAREHOUSE
- REAR LOAD (6 DOCKS / 1 12X14 RAMP)
- FENCED OUTSIDE AREA (5,800 SF)
- CLASS IV ELO SPRINKLERS
- END CAP

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# Location Overview



**BUILDING 3: WAREHOUSE WITH OFFICE, DOCKS, AND FENCED YARD**

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**LOCATION HIGHLIGHTS**

- Multiple points of ingress/egress offering immediate access to Beltway 8 and US-59
- Prime Southwest Houston location at Beltway 8 & US-59 providing strategic connectivity

.2 miles  
to Beltway 8

1.5 miles  
to Highway 59