

24,600 SF 20-ton Crane Ready Warehouse

36402 Hempstead Road • Hockley, TX 77447

Available
4th Qtr 2026

* Not actual building

For Lease Only: \$29,500/month (\$1.20 / SF), NNN

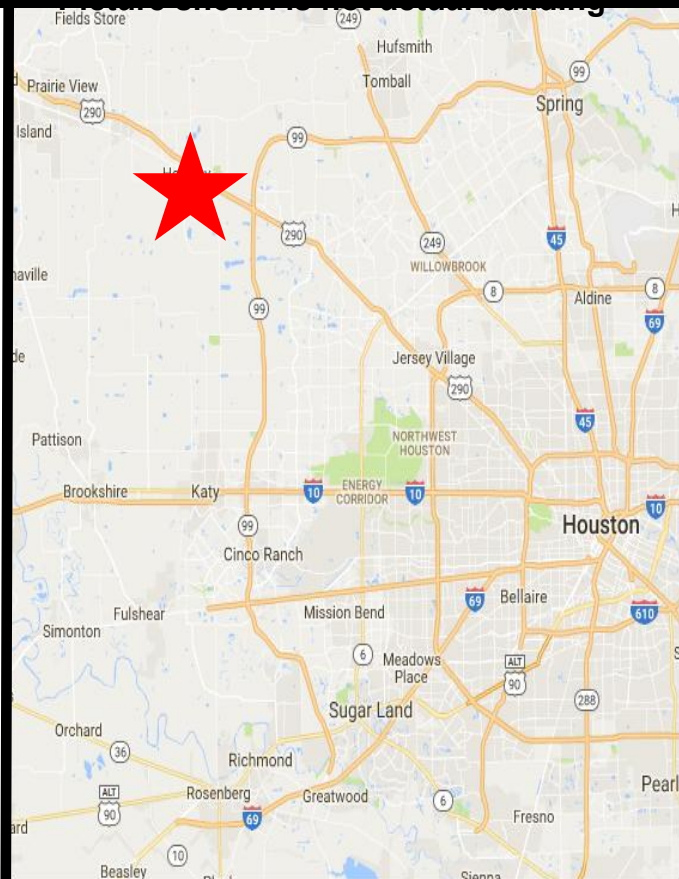
Location:

- Between Kickapoo & Kermier
- Just south of US 290 & Daikin Industries
- 6 miles NW of 99 (Grand Parkway)

Features:

- 24,600 SF Crane Ready Warehouse
- \$7/SF allowance for 10% BTS office
- Tiltwall construction
- Crane Ready to 20 tons with 20' hook
- 120' X 205' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- Natural gas available across Hempstead
- Five roll up doors up to 20'x20'
- Truckwell capable
- 2.31 acre site with .9 acre laydown yard
- Additional land available
- Low annual tax rate of \$.02006

OUTSIDE CITY LIMITS !!!



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