

FLEXIBLE INDUSTRIAL SUBLEASE

7401 SECURITY WAY, JERSEY VILLAGE, TX
DISTRIBUTION/WAREHOUSE/OFFICE
±100,000 SF AVAILABLE



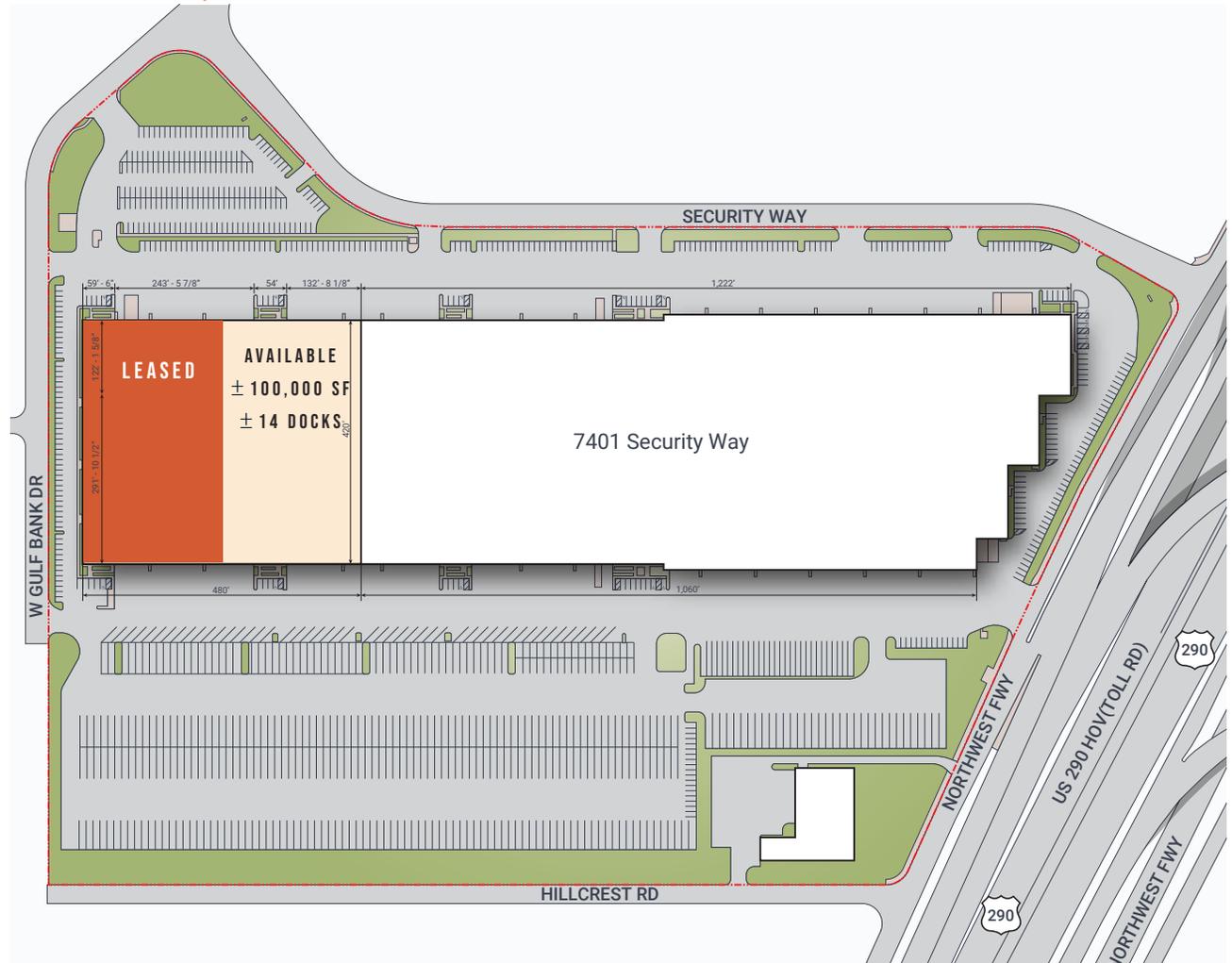
IMMEDIATE AVAILABILITY

TERM THROUGH NOVEMBER 2028
IDEAL FOR DISTRIBUTION

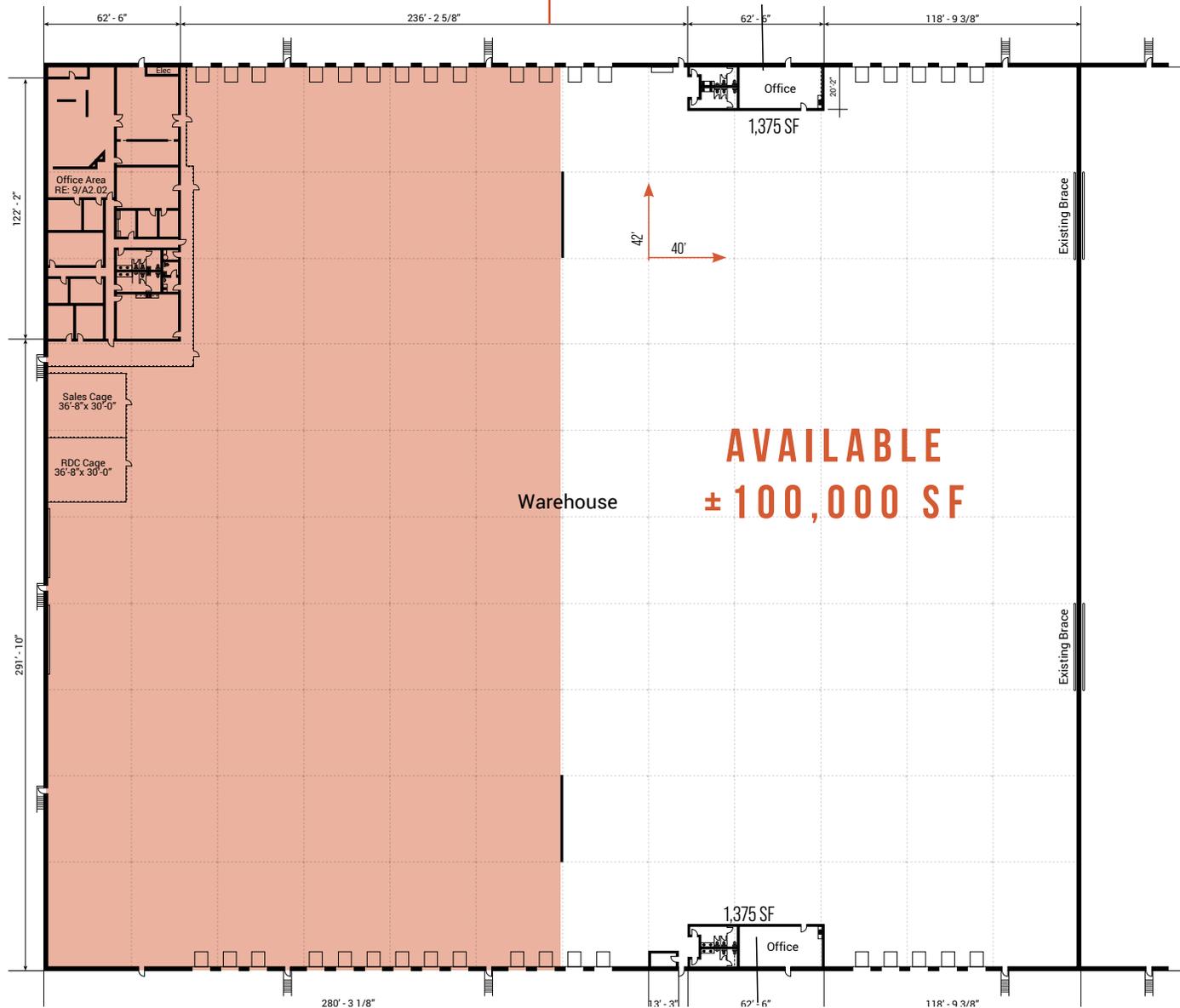


PROPERTY DETAILS

Feature	Detail
Address	7401 Security Way, Jersey Village, TX
Term	Thru 11/30/2028
Space Available	± 100,000 SF
Office Space	± 2,750 SF (2 offices 1,375 SF each)
Year Built	1998
Column Spacing	40'x42'
Clear Height	28'
Dock High Doors	± 14
Security	Fenced Lot
Sprinklers	ESFR
Power	4,000 amps (Heavy)
Auto/Trailer Parking	Ample spots available



FLOOR PLAN



PRIME LOCATION

- ✓ Immediate access to US-290 and Beltway 8, providing seamless city-wide and regional transit.
- ✓ Strategic position within the sought-after northwest Houston industrial submarket.
- ✓ Convenient access to Houston's two major airports: George Bush Intercontinental (IAH) and William P. Hobby (HOU).
- ✓ Close proximity to Houston's major business districts, including Downtown and The Galleria/Uptown.
- ✓ Located within a dense commercial and residential area, offering access to a robust and skilled labor force.
- ✓ Nearly 290,000 workers live within a 30-minute commute of the site, ensuring excellent access to talent.

KEY DISTANCES

Destination	Approximate Distance
US-290	± 1 mile
Sam Houston Tollway (Beltway 8)	± 2 miles
Interstate 10	± 10 miles
Interstate 45	± 13 miles
George Bush Intercontinental Airport (IAH)	± 22 miles

Destination	Approximate Distance
Union Pacific Intermodal Terminal	± 18 miles
William P. Hobby Airport (HOU)	± 30 miles
Port of Houston (Barbours Cut Terminal)	± 38 miles
The Galleria / Uptown	± 14 miles
Downtown Houston	± 19 miles

10-MILE DEMOGRAPHICS	
Projected Population (2029)	1,263,557
Projected Households (2029)	457,178
Average Household Income (2024)	\$96,411
Total Civilian Employed (2024)	640,229
Key Industrial Labor Pool (2024):	
• Production & Manufacturing	148,481
• Construction & Wholesale	89,006
• Transportation	11,272
Workers with < 30 Minute Commute	289,404

**7401 Security Way,
Jersey Village, TX**

Cooper Machinery Service

Goodyear

Carrier Enterprise



Hesselbein Tire Co.

XGS - Houston

AHM Furniture

APS Building Services, Inc.

TDP Bakery

ShopCo USA

Safesite Inc.

Wesco Distribution

VLC Distribution

Roca Tile

ACT Pipe & Supply

Dowell Kitchen & Bath

XL Parts



Sam Houston Tollway

GeoCorr

Tokyo Gardens Company

Caesarstone

Brittmoore Rd

Core-Mark

CWF Restoration

Village Plumbing

J&K Cabinetry

Jackson Supply Company

W Little York Rd

1-800-PACK-RAT

Cor-Pro Systems

Cavalry

Prologis

Laird Plastics

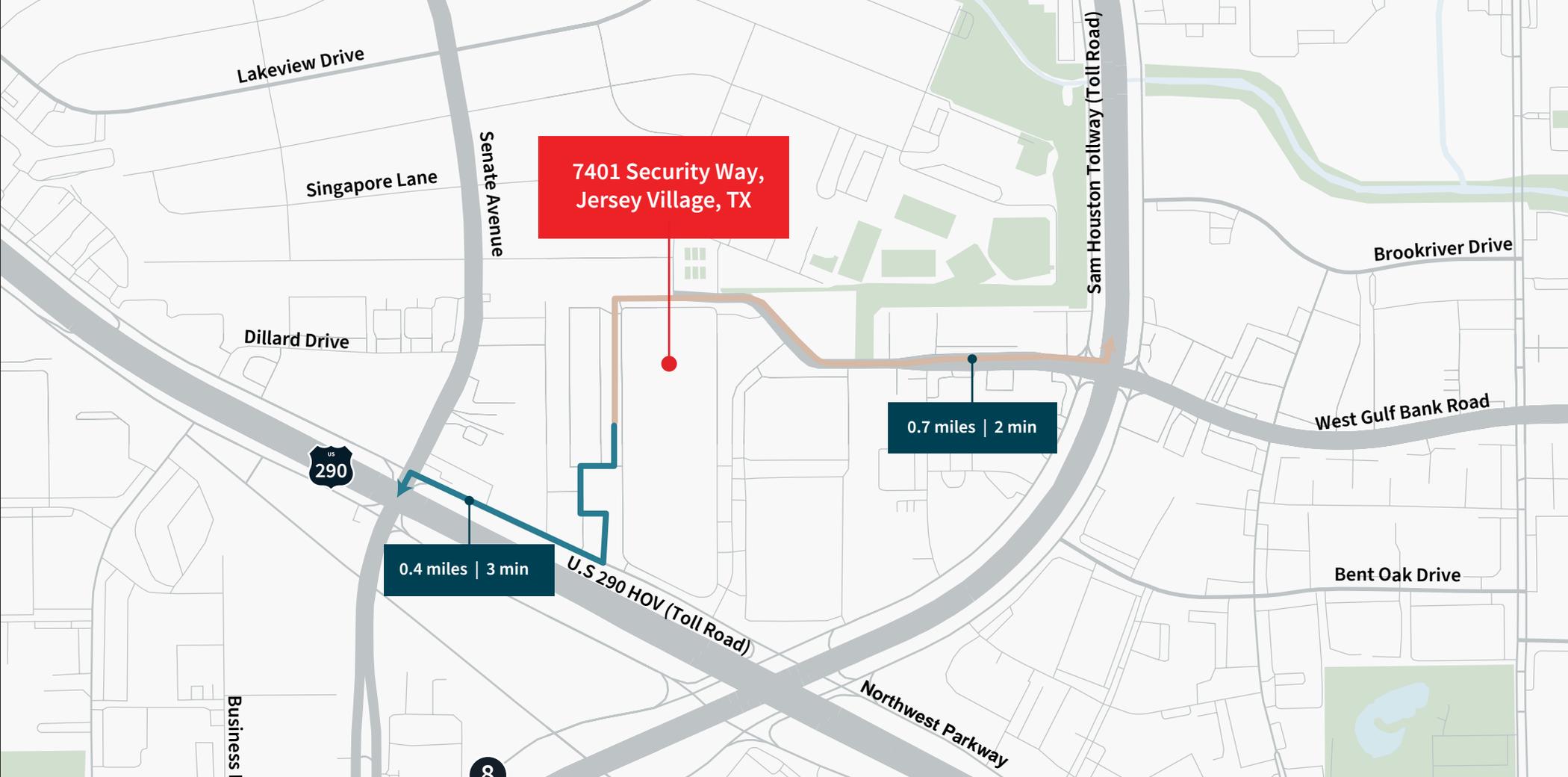
FedEx

Naturesort

Johnstone Supply

Moore Supply





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