

FOR SUBLEASE

# HIGH RIDGE BUSINESS PARK

— BLDG 2 —

SUITE 208 & 209

5750 N Sam Houston Pky E  
Houston, TX 77032

RifleCRE



3,900 SF OF INDUSTRIAL SPACE AVAILABLE IN HOUSTON, TX 77032



# PROPERTY SUMMARY

## LOCATION DESCRIPTION

On Beltway 8 and Lee Road Adjacent to US 59. Units from 1,950 square feet to 15,900 square feet. Muliti-tenant warehouse flex space with state of the art technology in every unit. Prices include T3 high speed internet, security systems, and conference center. Gated property. Location Description:One block off of North Highway 59 at Beltway 8. Close proximity ot Belway 8, Hardy Toll Road and Bush Intercontinental Airport. Beltway 8 @ Lee Rd.



HIGH RIDGE BUSINESS PARK

## PROPERTY HIGHLIGHTS

End cap units facing the beltway with beltway signage.

Less than 10 miles from Texas Med. Center, BNSF Intermodal Facility, and Hobby Aiport 30 minutes from Bayport and Barbours Cut Container Terminals

22' clear height, 24' ceiling

54' x 29' interior dimensions

12'x16' oversized roll up doors

Mezzanine for bonus storage

100A service at 480/277V into 200A 208/123V  
3 phase electrical service

Open plan with 30'x15' office and single ADA restroom on each side

Ample parking- fence with automatic gates

## ECONOMICS

Lease Rate:	\$2,359.63 (NNN)
OPEX:	\$2,056.66
Sublease Term:	Through 08/31/2026



# HIGHLIGHTS

3,900 SF  
Building 2  
Suite 208 & 209



(2) 30x15  
Office Spaces



22'  
Clear Height





# HIGHLIGHTS

12'X16'  
Oversized  
Roll up Doors



Ample  
Parking Spaces



Mezzanine  
Storage





# ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





SITE PLAN





