

**±59,600 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE**



11300 WINDFERN ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±59,600 SF Total with ±5,600 SF Office
- ▶ ±5.00 Acre Property Size
- ▶ Ability to Increase Outside Storage by ±0.85 Acres
- ▶ Four (4) Grade Level Doors and Two (2) Dock High Doors
- ▶ 18' Clear Height
- ▶ 3-Phase; Heavy Power
- ▶ Prime Beltway 8 Frontage with Close Proximity to I-45, I-10, Hardy Tollway, SH-249, and SH-290
- ▶ Available Within Three (3) Months of Lease Execution
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Christian Villarreal


Christian.Villarreal@FinialGroup.com
(713) 814-3873

Tyler Holt

Tyler.Holt@FinialGroup.com
(713) 347-6874

Dylan Schopper, CCIM, SIOR

Dylan.Schopper@FinialGroup.com
(713) 422-2089

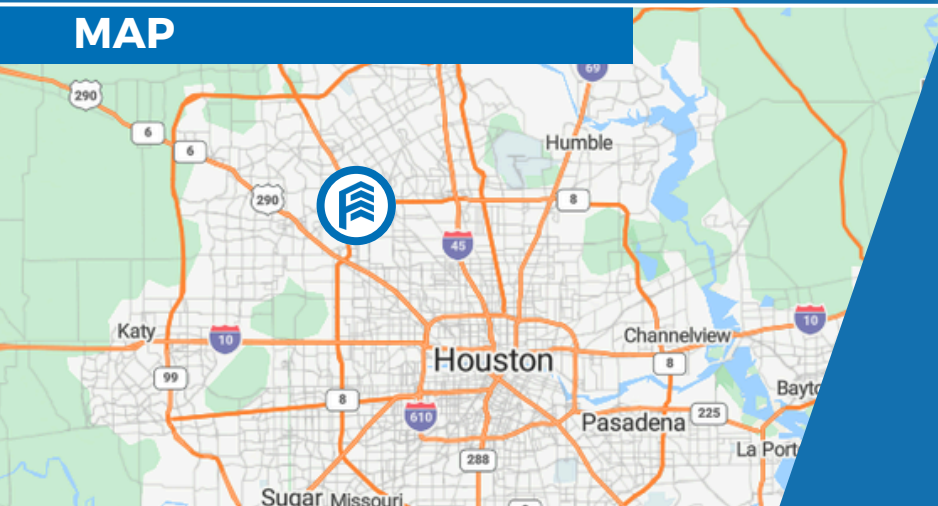


Expandable Yard Space for
an Additional ± 0.85 Acres

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11300 Windfern Road is a highly functional single-tenant warehouse located in the heart of Northwest Houston, one of the market's premier industrial pockets. The property sits on 5 acres, with over 400' of frontage on Beltway 8. It's combo-loading, good clear heights, recently improved office, expandable outside storage, and proximity to the majority of Houston's major thoroughfares allows suitability for a wide range of tenants and operations. The property is institutionally owned, with professional property management who will ensure that any future tenant will be well taken care of during their occupancy.

MAP



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