



KIANI REALTY

Move-In Ready Commercial Property
6825 N Shepherd Dr, Houston, TX
77091

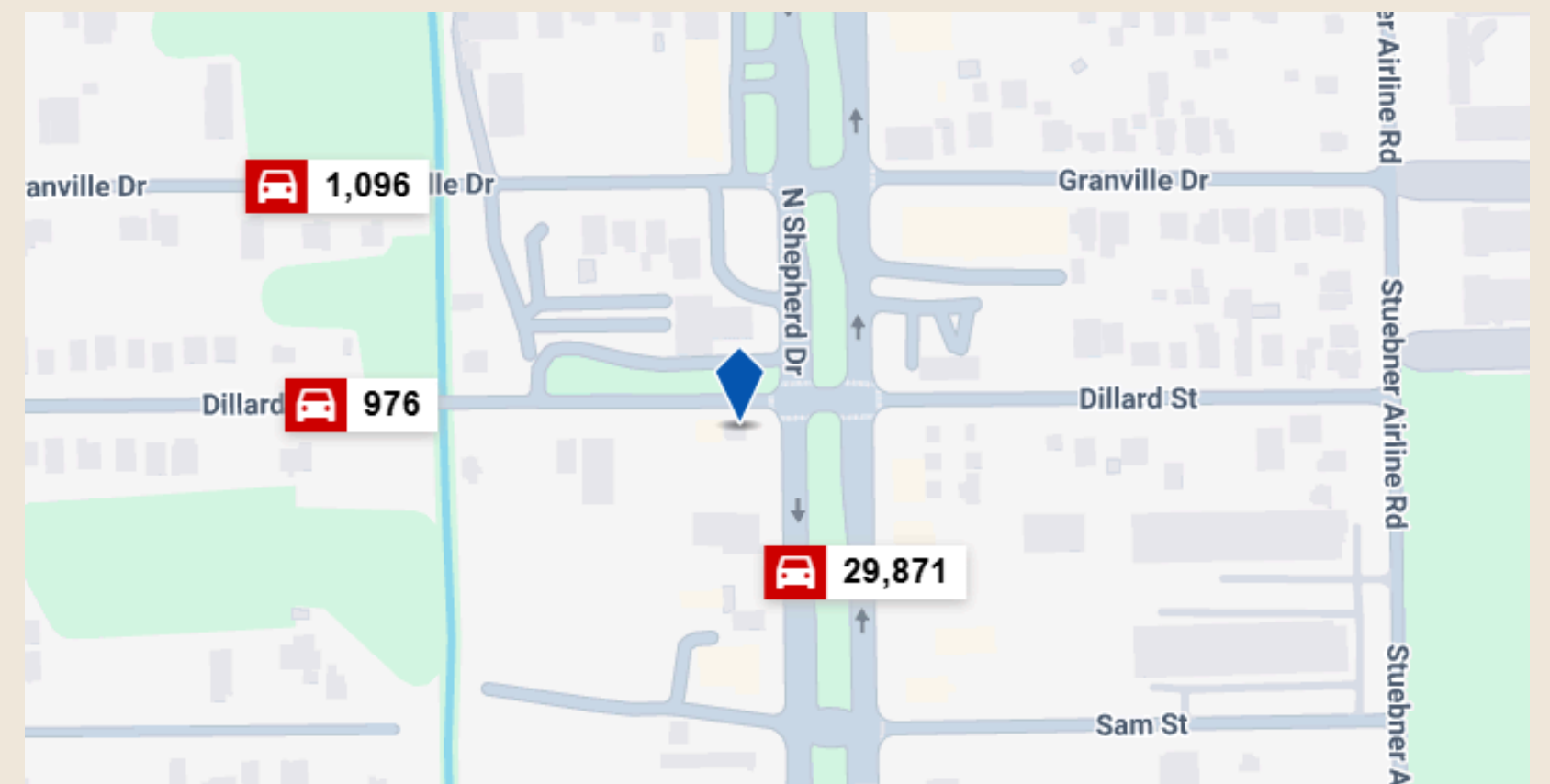
820-2,000 Square Feet

Overview

This unique commercial property offers a rare combination of office, workspace, and storage solutions in one convenient location. Featuring two standalone buildings on a spacious lot, the property is ideally suited for businesses that require secure storage, inventory management, equipment staging, or warehouse functionality alongside professional office space.



Available for Lease
Rental Rate: Upon Request



Around 29,000 cars per day

Property Highlights

- Flexible Office, Retail, and Service Uses
- Two Standalone Buildings
- Move-In Ready
- Parking: 25 Spaces per 1,000 SF
- Immediate Availability
- Heavy daytime foot traffic
- Lease Term: 3-5 Years

Property Features

- Office Building**
 - Two Private Offices
 - Large Reception Area
 - Two Half Bathrooms
 - Natural Light
 - Central Air & Heating
 - Reception Area
- Operational / Workshop Building**
 - High-Ceiling Workspace
 - Roll-Up Door
 - Ground-Level Restroom
 - Second-Floor mini kitchen
 - Full Bathroom Upstairs
 - Flexible Multi-Purpose Room

Surrounding Business

- Bank of America
- Regions Financial Corp
- First Convenience Bank
- Woodforest National Bank
- Hartz Chicken Buffet
- Denny's
- Luby's
- La Michoacana Meat Market
- Buddy's Home Furnishings