



CBRE

410 SERVICE CENTER

RENOVATED WAREHOUSE SPACES FOR LEASE

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PROPERTY OVERVIEW



410 Service Center (6910 NE Loop 410) is an office/warehouse flex property consisting of four buildings totaling 52,120 SF. The industrial park offers a diverse layout of options to accommodate multiple users, with only 2,400 SF total still available. The property is located in the Northeast submarket, in close proximity to major thoroughfares including Loop 410 and IH-35.

PROPERTY HIGHLIGHTS

- ✓ **\$3 MILLION IN RECENT RENOVATIONS ACROSS THE INDUSTRIAL PARK**
- ✓ **GRADE LEVEL LOADING**
- ✓ **VARIETY OF SUITE CONFIGURATIONS AND SIZES**
- ✓ **12'5" - 24' CLEAR HEIGHT**
- ✓ **MOVE-IN READY CONDITION**

PROPERTY PHOTOS



AERIAL VIEW



BUILDING 1

Five Suites
2,400 - 8,400 SF
Clear Height: 24'

BUILDING 2

Eight Suites
2,400 SF Each
Clear Height: 12.5'

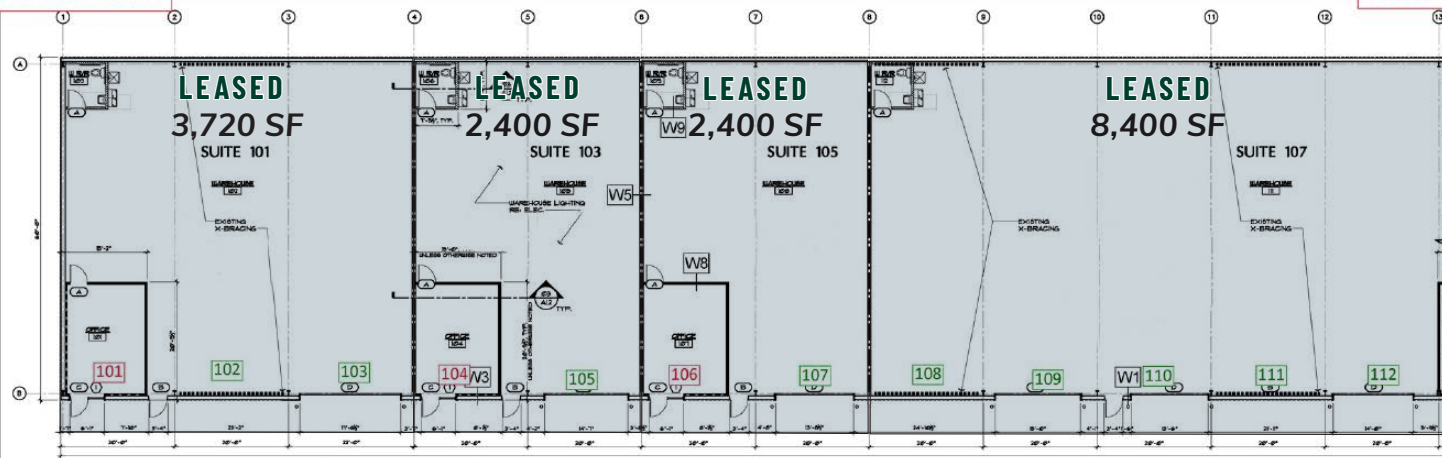
BUILDING 3

Single Tenant
5,901 SF
Clear Height: 15'

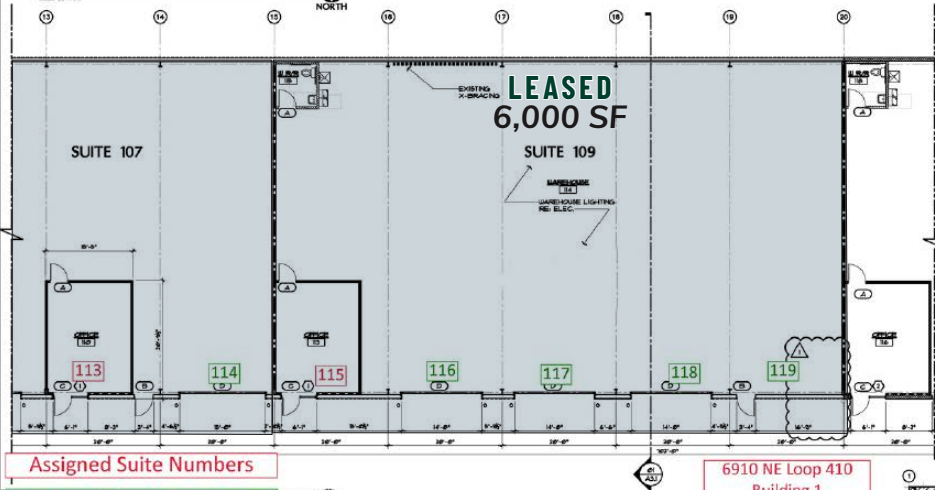
BUILDING 4

Single Tenant
4,099 SF
Clear Height: 15'

SITE PLAN



01 BUILDING 1 - PARTIAL FLOOR PLAN



Assigned Suite Numbers

6910 NE Loop 410
Building 1
Parcel 197949

- WALL CONSTRUCTION LEGEND:**
- W1 [Symbol] EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W2 [Symbol] EXISTING 8" CMU WALL
 - W3 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W4 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W5 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W6 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W7 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W8 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W9 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
 - W10 [Symbol] NEW PARTITION, EXTERIOR, EXISTING 1-1/2" PREFORMED METAL WALL PANELS ON 8" WALL GIRTS ON STEEL FRAME BUILDING
- GENERAL NOTES**
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CORRECTIONS IMMEDIATELY PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
 2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE OF WALL UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF STRUCTURAL LINE UNLESS OTHERWISE NOTED.
 3. PROVIDE NECESSARY BLOCKING IN WALLS WHERE FITTINGS, SHELVING, CABINETS, COUNTERTOP, CHAIR RAIL, CORNICE, TRAY AND OTHER TRIM/ACCENTURES THAT REQUIRE A ROOF AND SECURE ATTACHMENT TO WALL.
 4. UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED AT 4" FROM INSIDE FACE OF PARTITION TO EDGE OF JAMB.
 5. CONTRACTOR TO SUPPLY ALL THE TOP AND BOTTOM AND SIDEWAYS FINISHES TO MATCH LOCAL BUILDING CODES.
 6. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE PRIOR TO COMMENCEMENT OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CORRECTIONS IMMEDIATELY PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
 7. PENETRATING PIPES THROUGH SURFACE PARTICULARLY FROM EXTERNAL PAD MOUNTED TRANSFORMER TO MAIN ELECTRICAL PANEL AND FROM MAIN ELECTRICAL PANEL TO SUB PANELS LOCATED AT EACH THE IN-RAD UNITS SHALL REQUIRE STEEL BRIDGES TO A HEIGHT OF 12" AS NOTED IN THE DRAWINGS. THE CONDUIT MUST BE SIZED ACCORDING TO THE REQUIREMENTS OF THE SCHEDULES OR THE TOOLS AT EACH OF THOSE LOCATIONS.

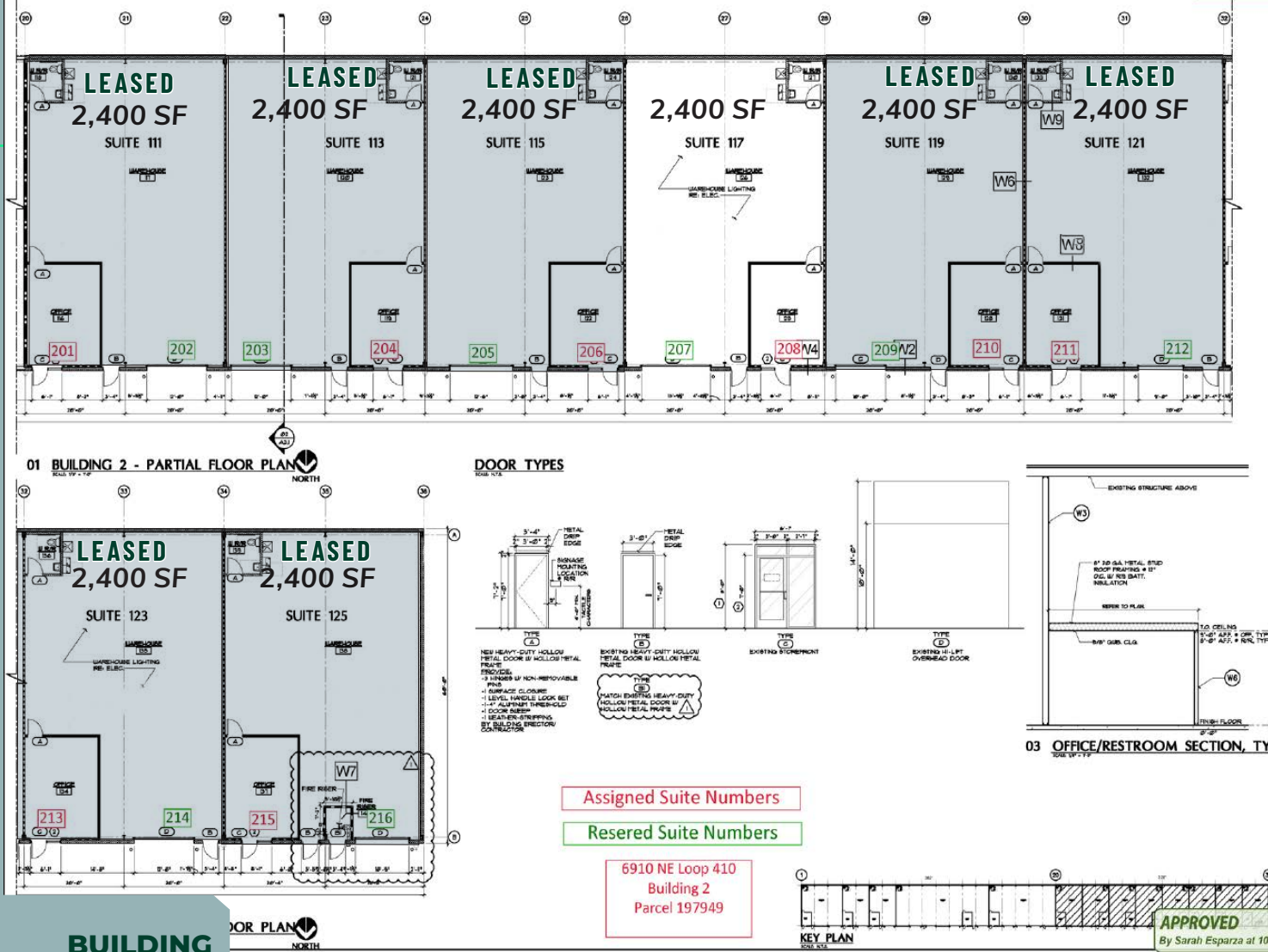
BUILDING ONE

AVAILABLE SF	6,000 SF
BUILDING TYPE	OFFICE/WAREHOUSE
CLEAR HEIGHT	24'
LEASE RATE	\$10.50 PSF/NNN
COMMENTS	MINIMUM 5 YR TERM AVAILABLE NOW

KEY PLAN

APPROVED
By Sarah Esparza at 10

SITE PLAN



BUILDING TWO

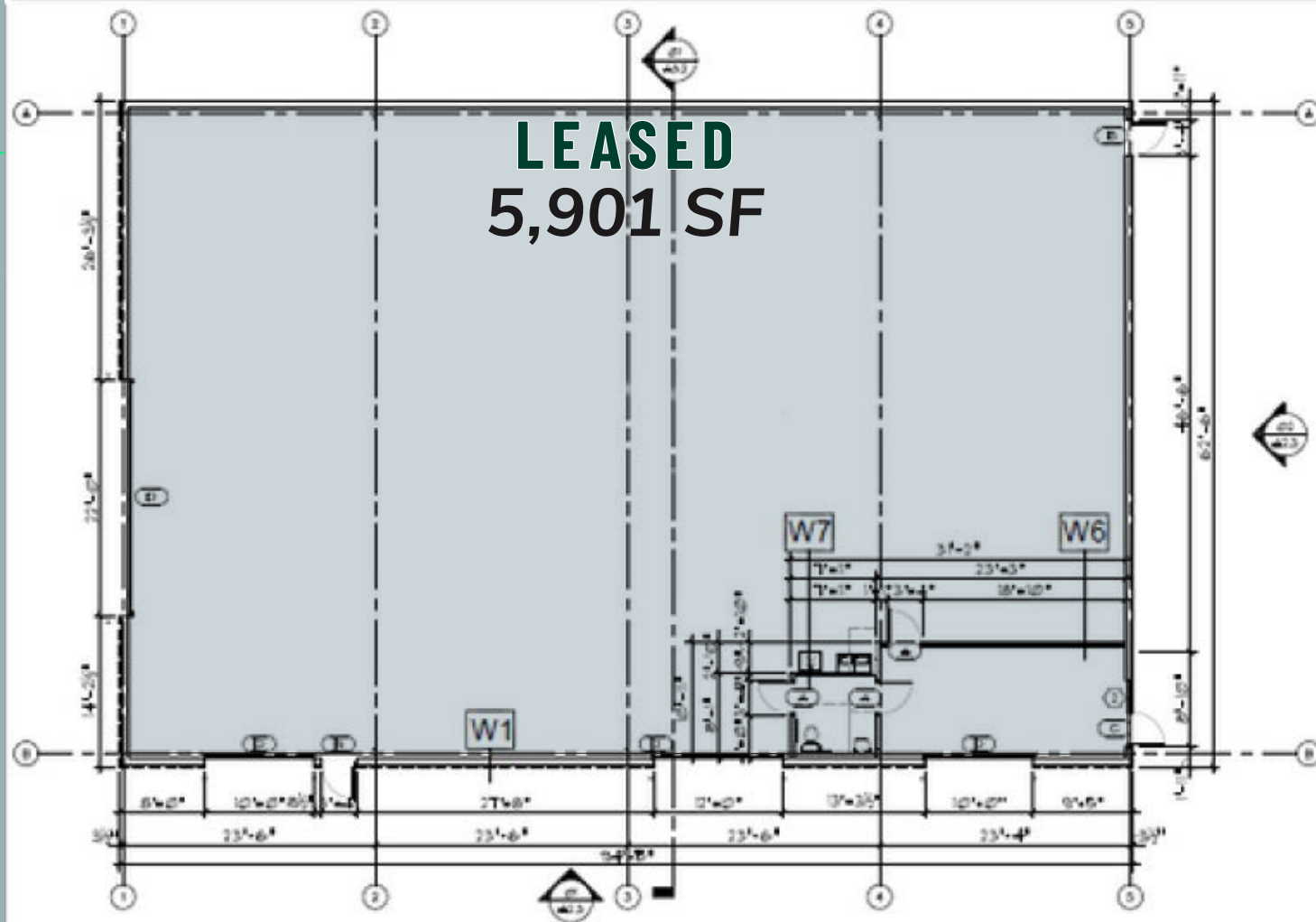
AVAILABLE SF	2,400 SF
BUILDING TYPE	FLEX SPACE
CLEAR HEIGHT	12.5'
LEASE RATE	CONTACT BROKER
COMMENTS	AVAILABLE NOW

Assigned Suite Numbers
Reserved Suite Numbers

6910 NE Loop 410
Building 2
Parcel 197949

APPROVED
By Sarah Esparza at 10/24/24

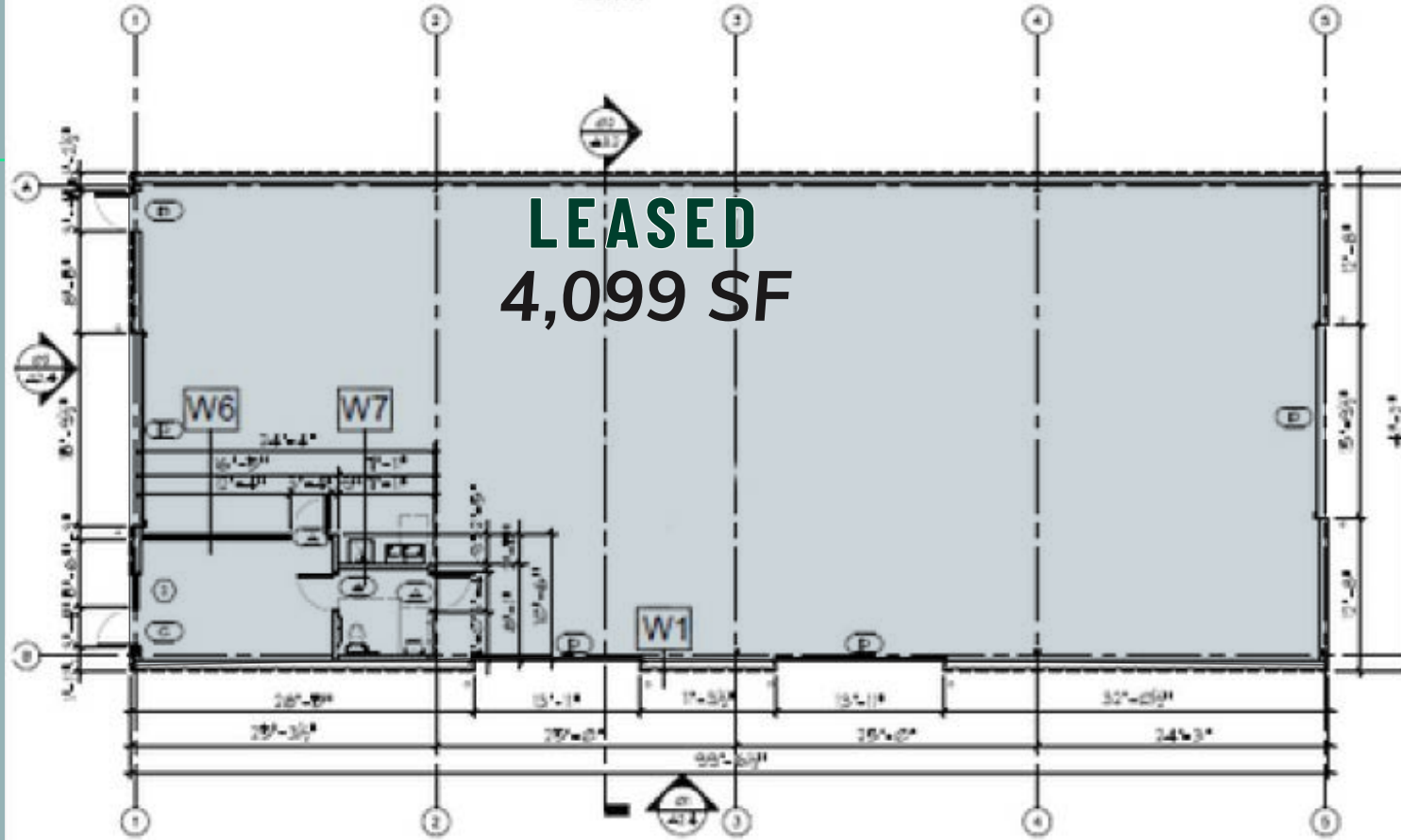
SITE PLAN



BUILDING THREE

AVAILABLE SF	FULLY LEASED
BUILDING TYPE	OFFICE/WAREHOUSE
CLEAR HEIGHT	15'
LEASE RATE	\$11.00 PSF/NNN
COMMENTS	MINIMUM 5 YR TERM AVAILABLE NOW

SITE PLAN



**BUILDING
FOUR**

AVAILABLE SF	4,099 SF
BUILDING TYPE	OFFICE/WAREHOUSE
CLEAR HEIGHT	15'
LEASE RATE	\$11.00 PSF/NNN
COMMENTS	MINIMUM 5 YR TERM AVAILABLE NOW

Contact Us

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