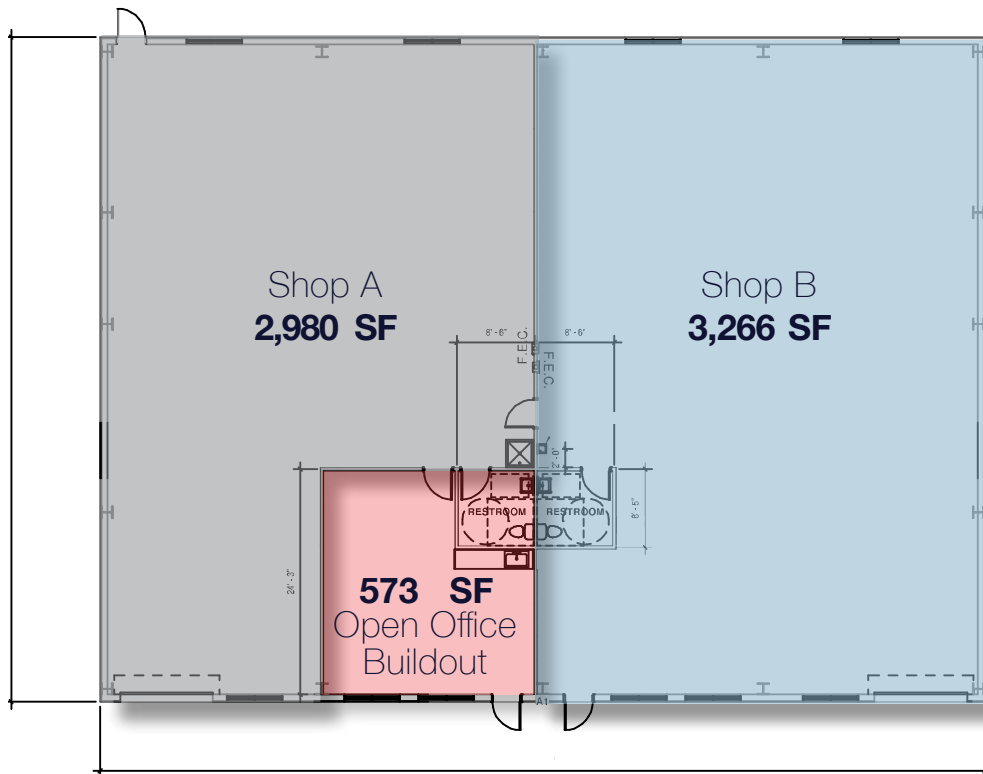


**6,819 SF  
BUILDING  
on  
10,395 SF  
LAND**

5334 Nett St. | Houston, TX 77007

Prime location along the Washington Corridor with easy access to I-10, 610, The Heights, Memorial Park, River Oaks and Downtown Houston



**Property Features:**

7 Onsite Parking Spots

**Renovated 2021**

- + Upgraded Restrooms
- + Refined Office

**Secure Access Control**

- + Building access control
- + Exterior gate access control

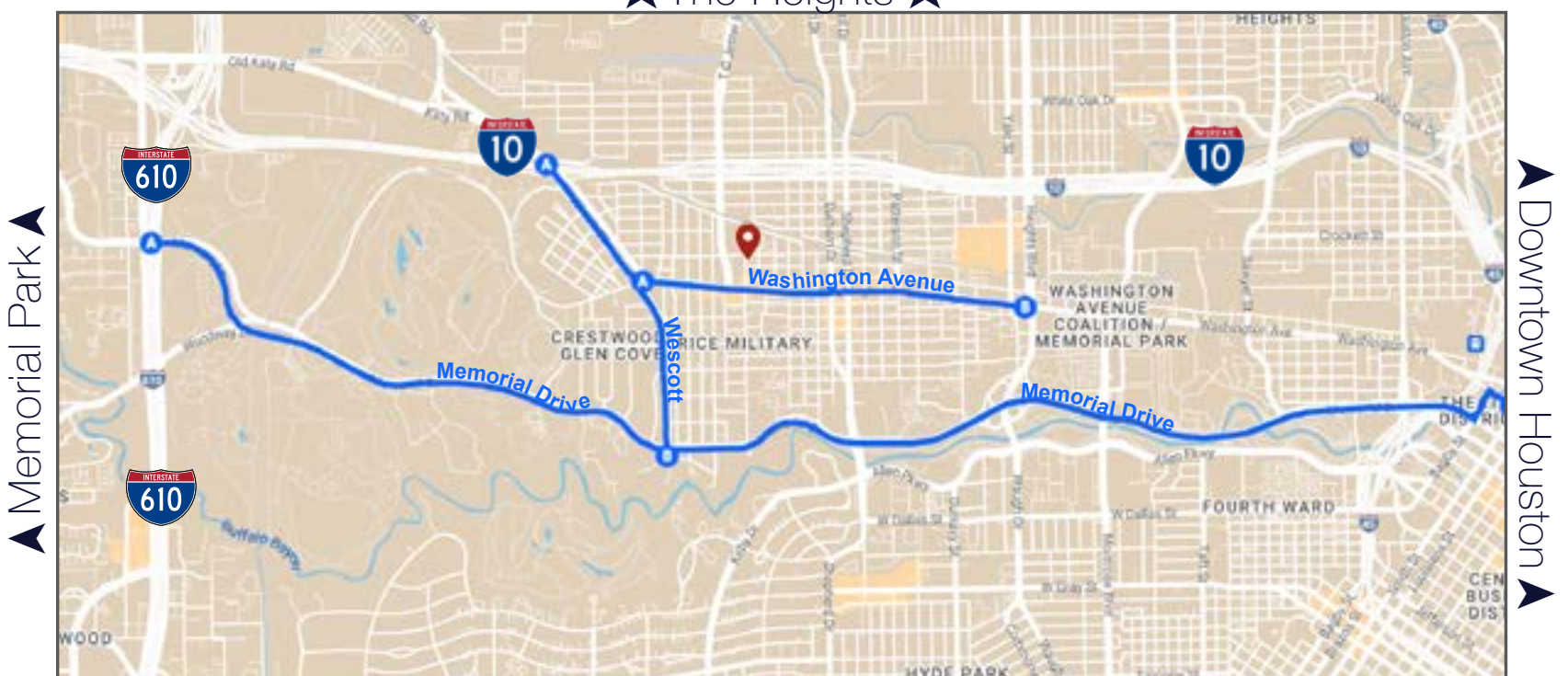
**Advanced Security**

- + ADT surveillance
- + Camera surveillance

**Productive Environment**

- + HVAC installed in Shop A
- + HVAC installed in Office

▲ The Heights ▲



▲ Memorial Park ▲

▲ Downtown Houston ▲

▼ River Oaks ▼



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Bill Schneidau | 713-304-5006 | bschneidau@gmail.com