

**±22,959 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR SUBLEASE**



AVAILABLE IMMEDIATELY

6834 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±22,959 SF Total
- ▶ 10-Ton Crane Served
- ▶ 20' Clear Height
- ▶ ±5,325 Office Space Across Two Floors
- ▶ 3-Phase; 480V; 400 Amps Power
- ▶ Three (3) 16'x14' Overhead Doors
- ▶ One (1) Dock Well
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ Length of Sublease Term is Negotiable
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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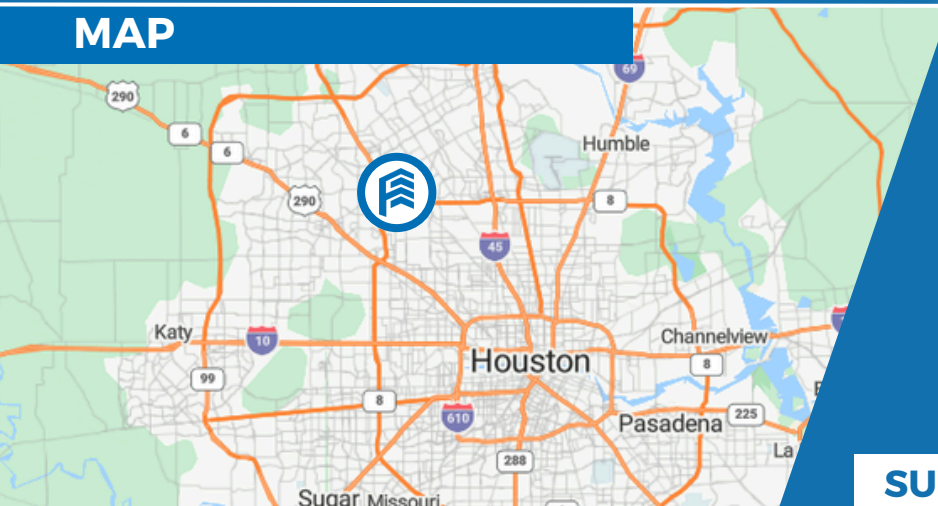
SUBLEASE TERM THROUGH 8/31/2035



6834 BOURGEOIS ROAD, HOUSTON, TEXAS

Located at 6834 Bourgeois Road, this single-tenant warehouse offers a substantial subleasing opportunity with 22,959 square feet of space, which includes approximately 5,325 square feet of office area on two floors. Positioned in northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It is 10-ton crane served, and features three 16' x 14' overhead doors, one dock well, a 20-foot clear height, making it ideal for a variety of operational needs. Additionally, it offers a concrete fenced yard and is equipped with 3-phase 480V 400 amps power.

MAP



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