

**APEX
REALTORS**

5444 WESTHEIMER RD, SUITE 1620, HOUSTON TX, 77056

FOR LEASE



**NASSAR
GROUP**

5444 WESTHEIMER RD, SUITE 1620, HOUSTON TX, 77056

TOWNEWEST WAREHOUSE

13722 TOWNEWEST BLVD, SUGAR LAND, TX 77498

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TOWNEWEST WAREHOUSE

Townwest Warehouses offers flexible, newly available warehouse and light-industrial spaces in the heart of Sugar Land. Conveniently located near major roadways including Highway 6 and U.S. 59, the property provides excellent accessibility for distribution, service, and local business operations. Each unit features efficient layouts, high ceilings, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing. As an added incentive, the landlord is including a finished office and bathroom with each unit.

This professionally managed property offers tenants competitive lease rates, a clean and secure environment, and ample on-site parking — making it an outstanding opportunity for small to mid-size businesses seeking quality industrial space in a prime suburban location.

- Office & Bathroom Included – Each unit comes with a finished office and private restroom as a landlord incentive.
- Prime Sugar Land Location – Excellent accessibility near Highway 6 and U.S. 59 for seamless distribution and business operations.
- Modern, Flexible Spaces – High ceilings, efficient layouts, a grade-level overhead doors ideal for storage, logistics, or light manufacturing.



PROPERTY HIGHLIGHTS

• Prime Sugar Land Location

Conveniently situated near Highway 6 and U.S. 59, providing excellent accessibility for distribution, service, and local business operations.

• Modern, Flexible Spaces

Each unit features high ceilings, efficient layouts, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing.

• Office & Restroom Included

Each unit includes a finished office and private bathroom, offered as a landlord incentive.

• Professional Management

Clean, secure, and well-maintained property with ample on-site parking and competitive lease rates.



PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	1,500- 13,500 SF (Divisible)
Rental Rate	\$1.20/ SF per month
NNN	\$0.30/ SF per month
Building Size	13,500 SF
NNN	N/A - Warehouse
Building Size	Warehouse / Flex / Light Industrial



DEMOGRAPHICS

Population (2025)	2 mi. - 53,092 5 mi. - 109,735
Average Household Income	2 mi. - \$120,360 5 mi. - \$98,394

Area Retailers



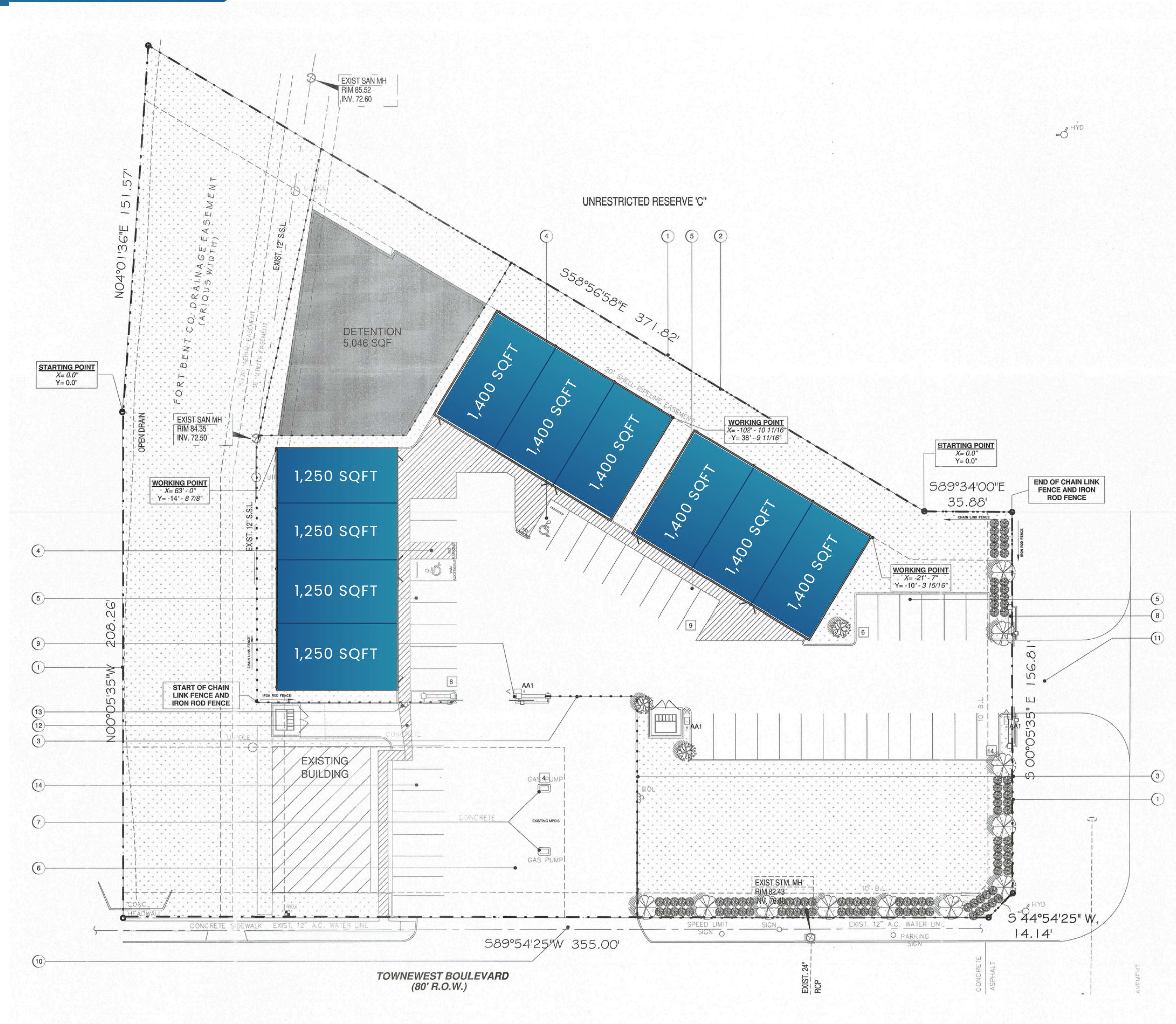
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Retail Site



Available



Site



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