

# 4822 North Sam Houston Parkway West

Houston, TX

Building Size: 45,00 SF | 22,500 SF of Industrial Space Available



## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Lexie Curry**

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[Lexie.curry@eqtpartners.com](mailto:Lexie.curry@eqtpartners.com)

# 4822 North Sam Houston Parkway West

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Building Size: 45,000 SF | 22,500 SF of Industrial Space Available

## Property Specifications:

Frontage on Beltway 8

Built in 2008

19' Clear Height

Rear-Loading & Front-Loading Space Available

## Conditioned Warehouse Space Available

Strong Institutionalized Ownership

Concrete Tilt Wall Construction

Abundant Parking

Excellent access to Beltway 8, Hwy 290, and I-45



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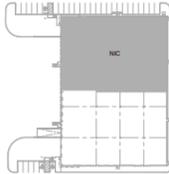
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## Property Specifications

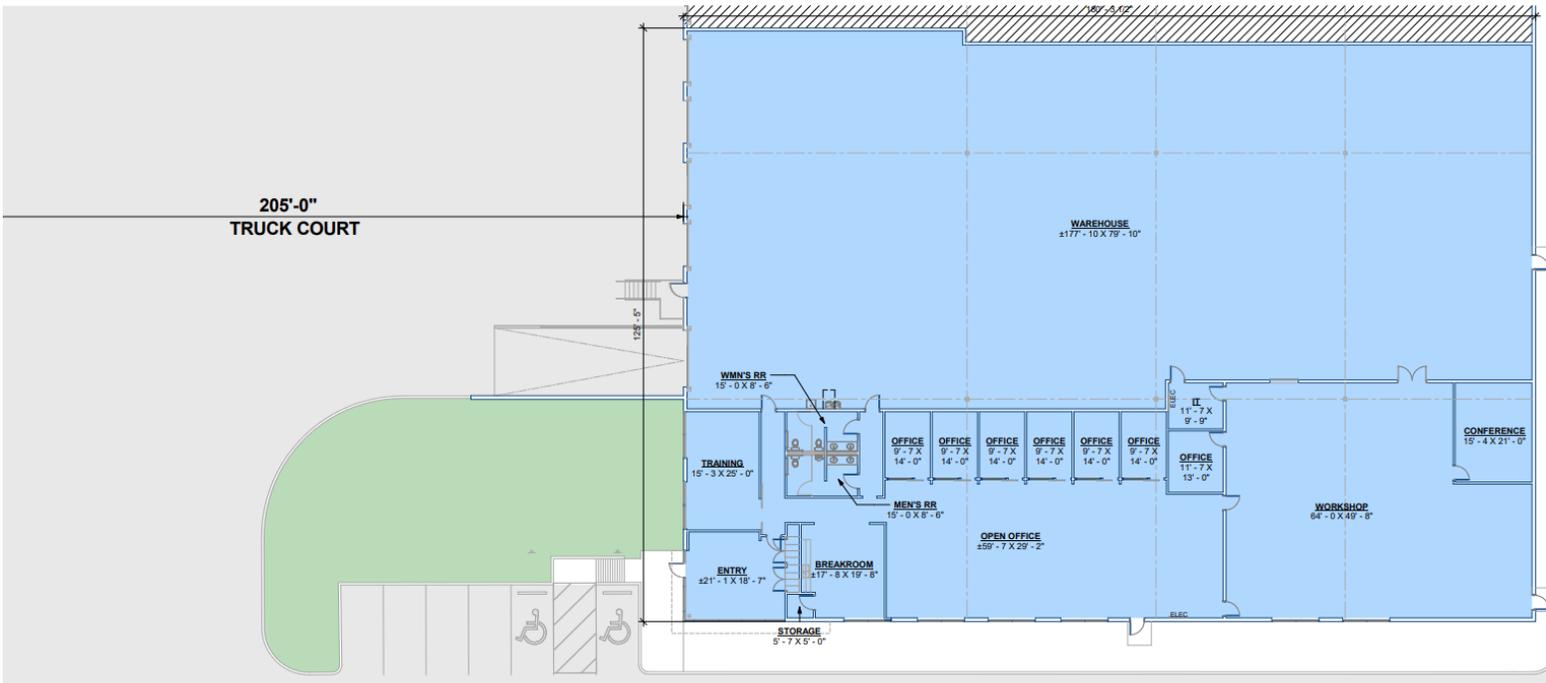
- Built in 2008
- 19' clear height
- Front loading
- Concrete tilt-wall construction
- Professionally landscaped
- Abundant Parking



## Available Suites

Suite 200: 22,500 SF Available

- Office SF: 8,433 SF
- Warehouse SF: 13,820
- +/- 3,100 SF of Air-Conditioned Warehouse
- (3) HVLS Fans in Hot Warehouse
- (4) 9' x10' Dock High
- (1) Oversized Door with Drive In Ramp
- (3) Edge of Dock Levelers



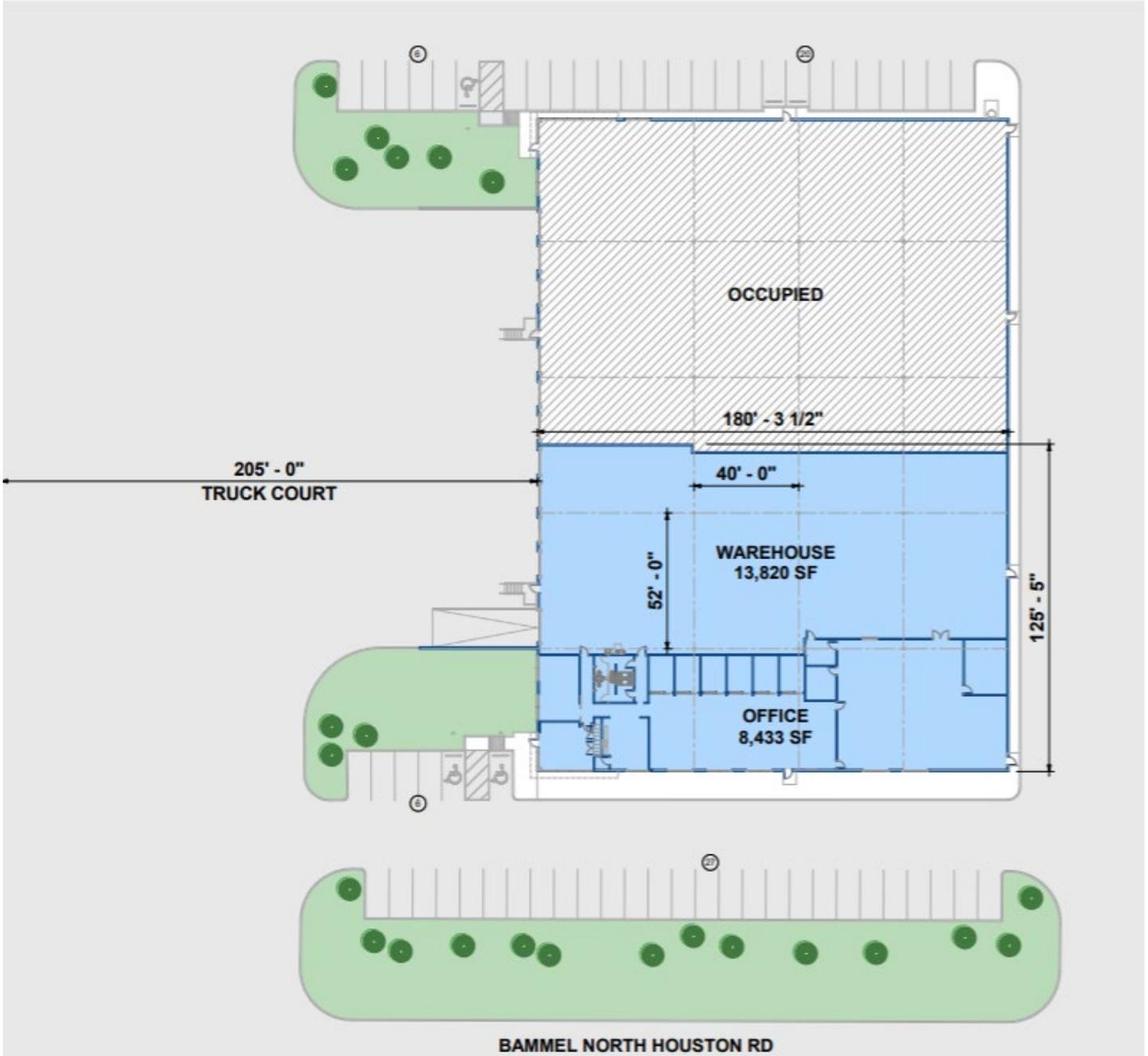
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# Bammel Business Park

Houston, TX



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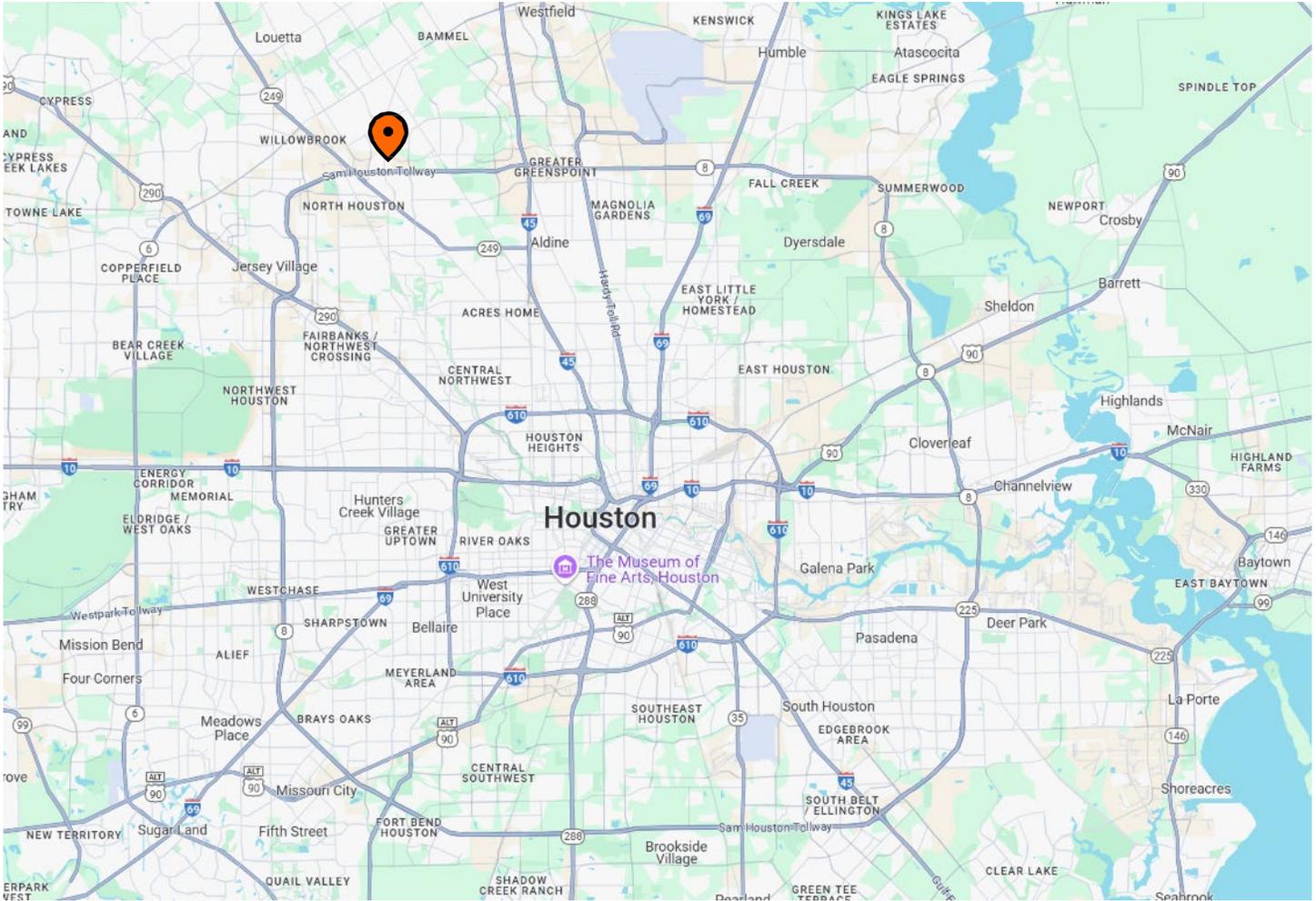
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# Bammel Business Park

Houston, TX

## Location



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