

FOR SALE OR LEASE: 6,500 SQFT MODERN WAREHOUSE

14,600 SQFT SECURED YARD | DIVISIBLE | TWO DOUBLE-DOOR
ENTRANCES



Address:	7905 Berwyn Drive, Houston, TX 77037
For Sale:	\$1,200,000
For Lease:	\$1.15 / SqFt + NNN
Availability:	Ready by March 2026
Building Size:	6,500 SqFt Modern Warehouse
Secured Yard:	14,600 SqFt Fully Fenced & Gated
Entrances:	Two Double-Door Entries (Divisible for Two Units)

Property Highlights

- 4 Loading Doors (12x14 ft)
- Two Double-Door Entries
- 14,600 SqFt Fully Secured Yard
- 15 Dedicated Parking Spaces
- Option to Divide into Two Separate Warehouses
- Direct proximity to Interstate 45 (Exit 57)

- Quick access to Sam Houston Tollway (Beltway 8)
- Easy link to Hardy Toll Road
- Convenient connection to Grand Parkway (SH 99)
- Close to The Woodlands and major commercial zones
- 14 Minutes from George Bush Intercontinental Airport (IAH)
- Modern Design and Energy-Efficient Construction

Location Map: I-45 | I-610 | Beltway 8 | Hardy Toll | SH 99 | Downtown | IAH

Contact Information

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Strategically located warehouse offering flexibility, access, and security – ideal for logistics, manufacturing, or investment.

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