



## **Business Park at Sixty 409**

Eddie Dr, Humble, TX 77396

### **Isaac George**

Brombacher & Co.  
6723 Wesleyan St, Houston, TX 77005  
[isaac@bromandco.com](mailto:isaac@bromandco.com)  
(713) 451-8000



# Business Park at Sixty 409

\$10.20 - \$12.00 /SF/YR

Secure one of North Houston's most connected locations with brand-new, move-in-ready office warehouse spaces at 6409 Eddie Drive.

Business Park at Sixty 409, completed in late 2023, allows tenants to operate at the pivotal Sam Houston Tollway (Beltway 8) and Interstate 69 junction. The property comprises five 5,000-square-foot office warehouses and one 4,800-square-foot office warehouse....

- Business Park at Sixty 409, 6409 Eddie Drive, offers move-in-ready office/warehouse spaces built in 2023, with abundant parking and truck entry areas.
- Buildings feature a 1,210-square-foot office space, a conference room, restrooms, a 21-foot clear height, and one 12-foot by 14-foot roll-up door.
- Harness a powerful location at Sam Houston Tollway (Beltway 8) and Interstate 69, minutes from George Bush Intercontinental Airport.
- Accessible to the entire metro, 16 minutes from Downtown Houston, 24 from Texas Medical Center, 26 from The Woodlands, and 40 from Sugar Land.



Rental Rate:	\$10.20 - \$12.00 /SF/YR
Total Space Available:	14,800 SF
Max. Contiguous:	5,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	30,000 SF
Walk Score ®:	21 (Car-Dependent)
Transit Score ®:	22 (Minimal Transit)
Rental Rate Mo:	\$1.00 /SF/MO

## 1st Floor Ste Building 2

Space Available	5,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Brand new office warehouse space with 1,250 square feet of built-out office space along with 3,750 square feet of warehouse space with a full roll-up door. Build out consists of three office rooms, a break room, a conference room, and restrooms. The warehouse space has a 21-foot clear height with one 12-foot by 14-foot roll-up door.

## Ste Building 3

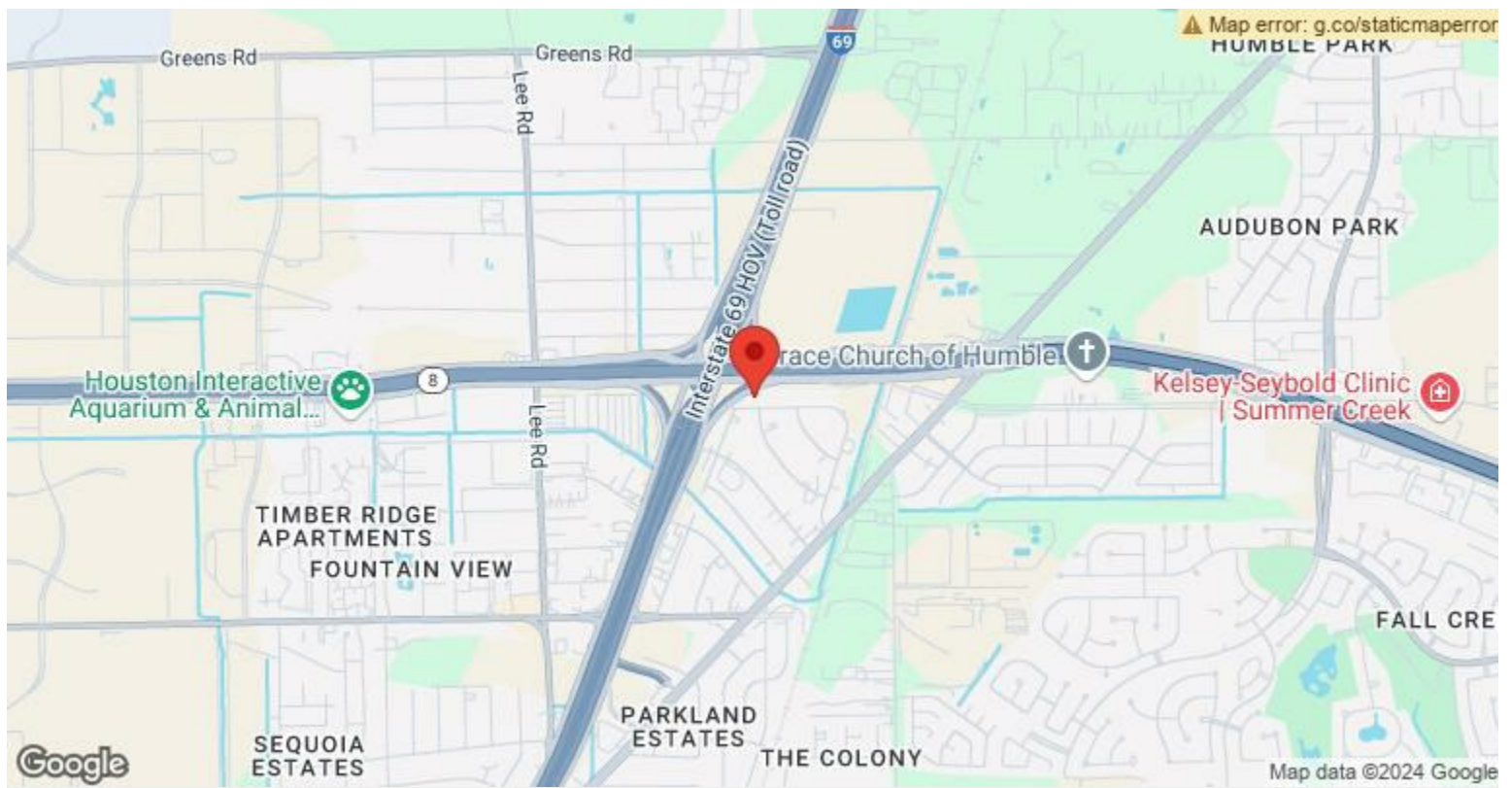
Space Available	4,800 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Brand new office warehouse space with 1,250 square feet of built-out office space along with 3,550 square feet of warehouse space with a full roll-up door. Build out consists of three office rooms, a break room, a conference room, and restrooms. The warehouse space has a 21-foot clear height with one 12-foot by 14-foot roll-up door.

## Ste Building 6

Space Available	5,000 SF
Rental Rate	\$10.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Complete shell space ready to be built out. The warehouse space has a 21-foot clear height with one 12-foot by 14-foot roll-up door.



## Eddie Dr, Humble, TX 77396

Secure one of North Houston's most connected locations with brand-new, move-in-ready office warehouse spaces at 6409 Eddie Drive.

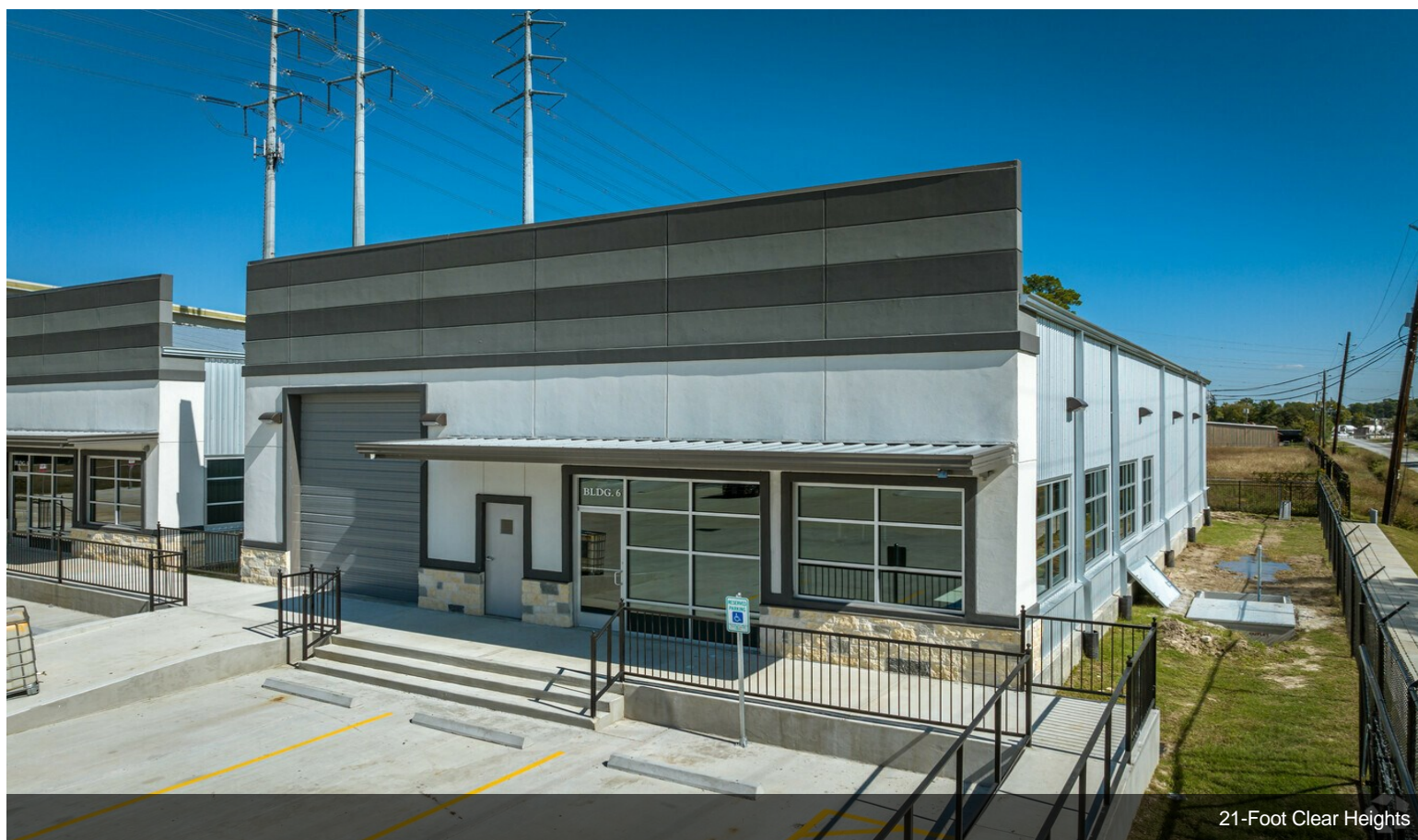
Business Park at Sixty 409, completed in late 2023, allows tenants to operate at the pivotal Sam Houston Tollway (Beltway 8) and Interstate 69 junction. The property comprises five 5,000-square-foot office warehouses and one 4,800-square-foot office warehouse. The warehouse portion of each building features a 16-foot, 3-inch eave height, a 21-foot clear height, and one 12-foot by 14-foot roll-up door, with dock-high capabilities in some buildings. The fully permitted office spaces allow 1,210 square feet with a reception area, three offices, a conference room, a break room, storage space, and his and hers bathrooms.

Business Park at Sixty 409 maximizes the logistical capabilities of its superior location with abundant parking and truck entry room to streamline transportation to the major arterial roadways. The north-south and east-west connectors grant unmatched connectivity to all areas in the metro. The park's location provides quick access to key destinations and sits outside the city center, keeping drivers away from congestion.

# Property Photos



Office Warehouse Buildings Constructed in 2023



21-Foot Clear Heights

# Property Photos



12' x 14' Roll-Up Doors



16'3" Eave Heights

# Property Photos



16 Minutes from Downtown Houston



Business Park at Sixty 409

# Property Photos



6409 Eddie Drive, Humble, TX



Office Warehouse Buildings Constructed in 2023



# Property Photos



21-Foot Clear Heights



Office Space Includes Private Offices, Conference Rooms, and a Lobby

# Property Photos



Adequate Parking Spaces



Room for Truck Entry

# Property Photos



Easy Access to Multiple Freeways

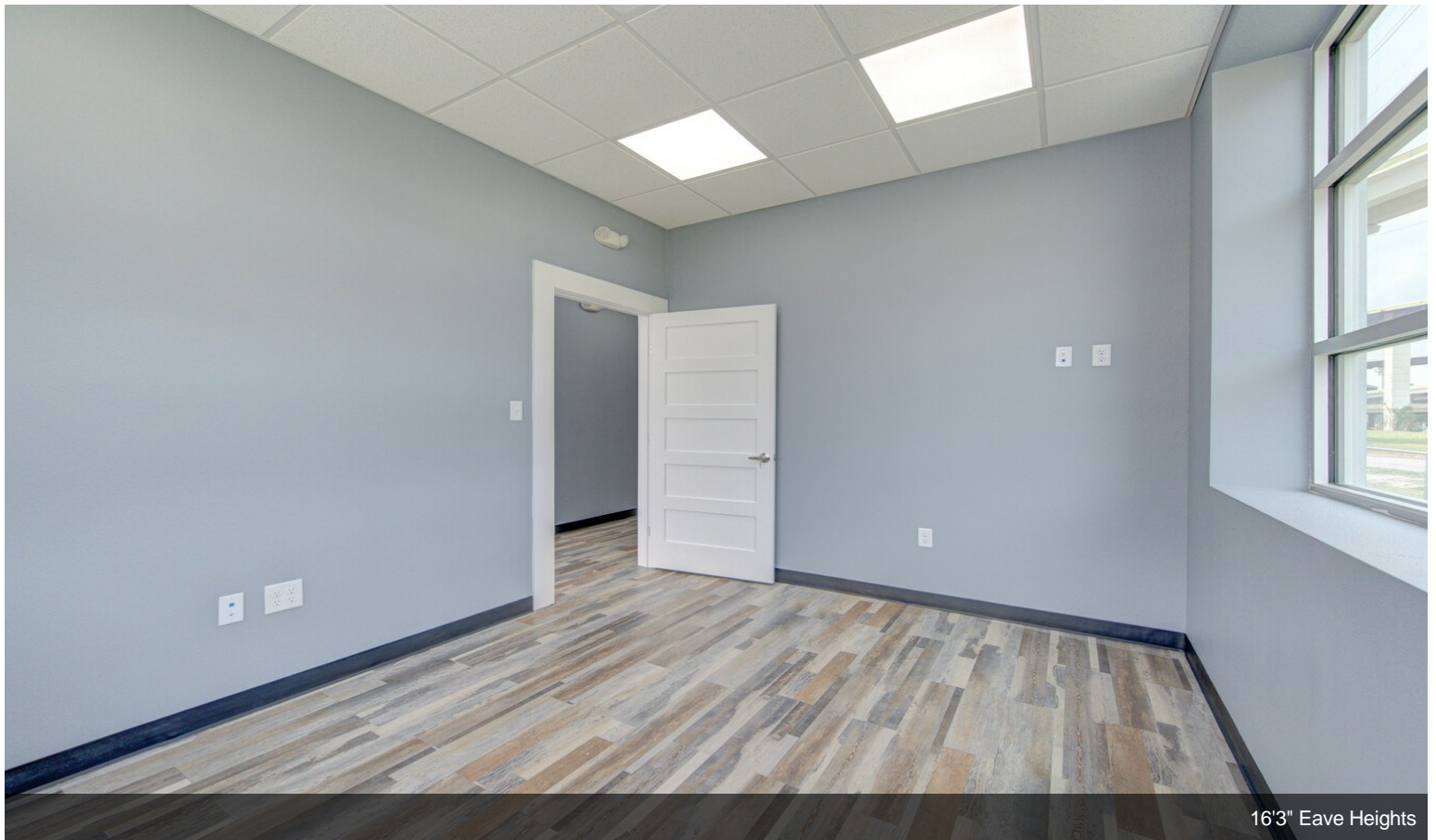


At the Crossroads of Sam Houston Tollway (Beltway 8) and Interstate 69

# Property Photos

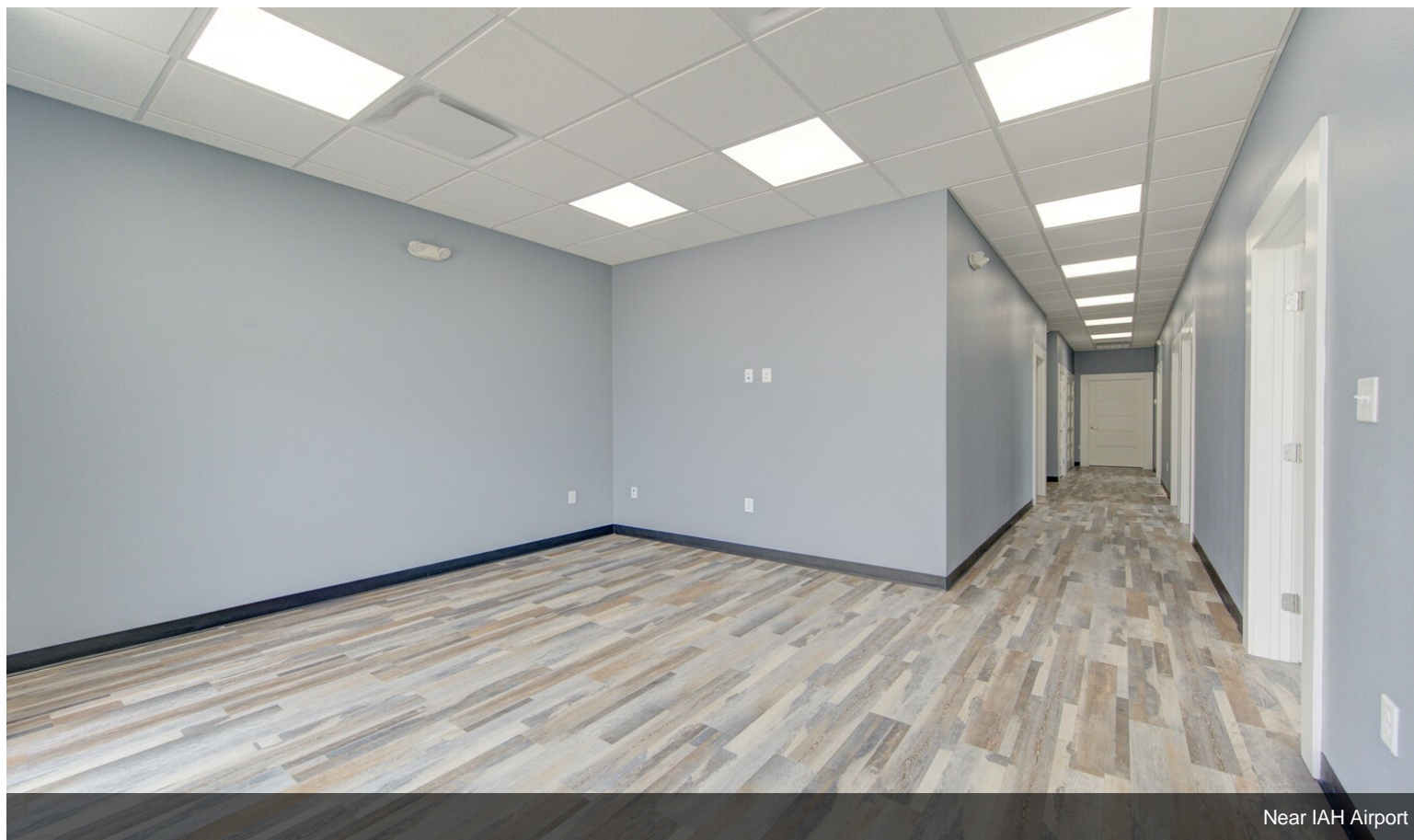


12' x 14' Roll-Up Doors



16'3" Eave Heights

# Property Photos



Near IAH Airport

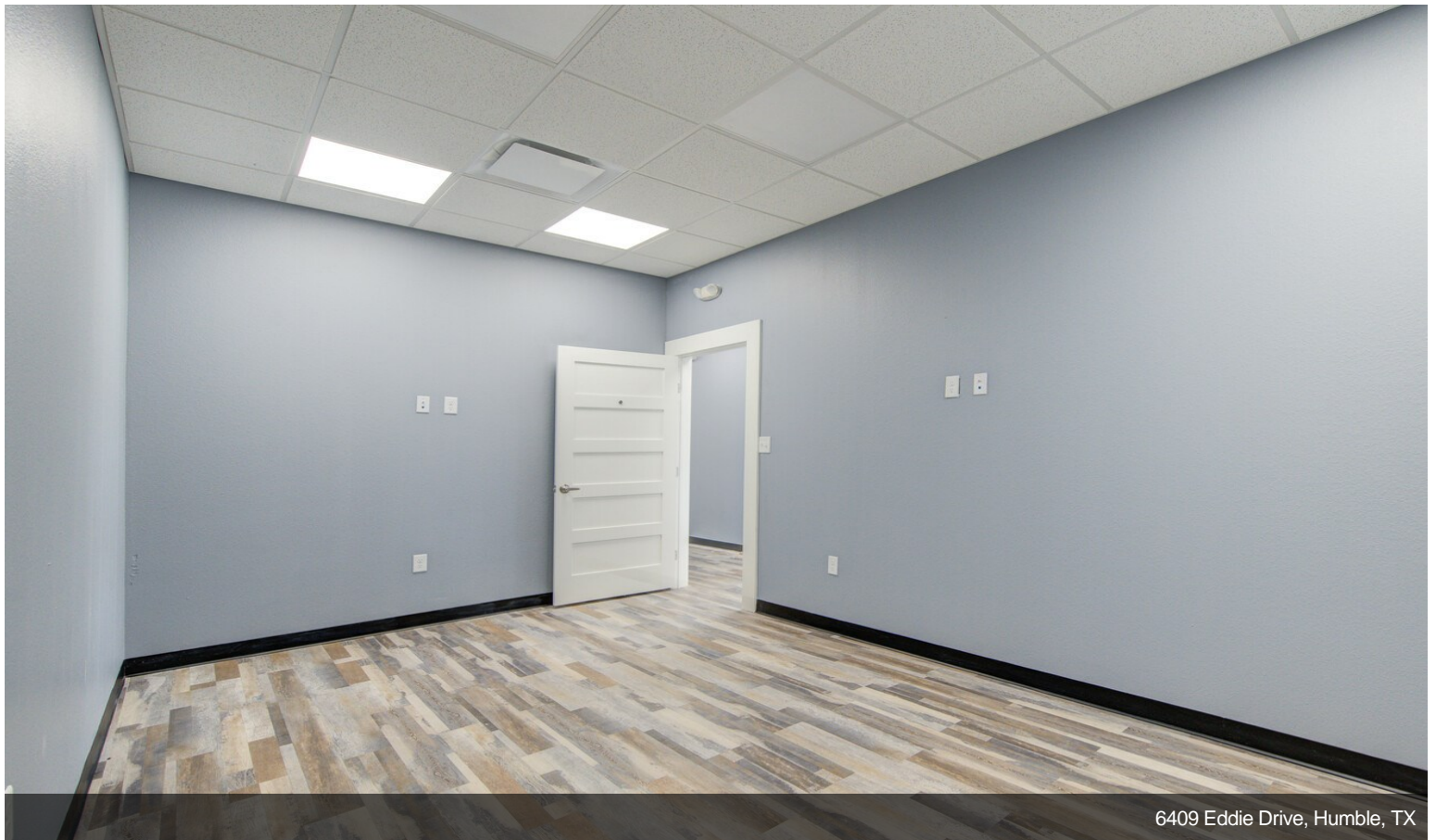


16 Minutes from Downtown Houston

# Property Photos

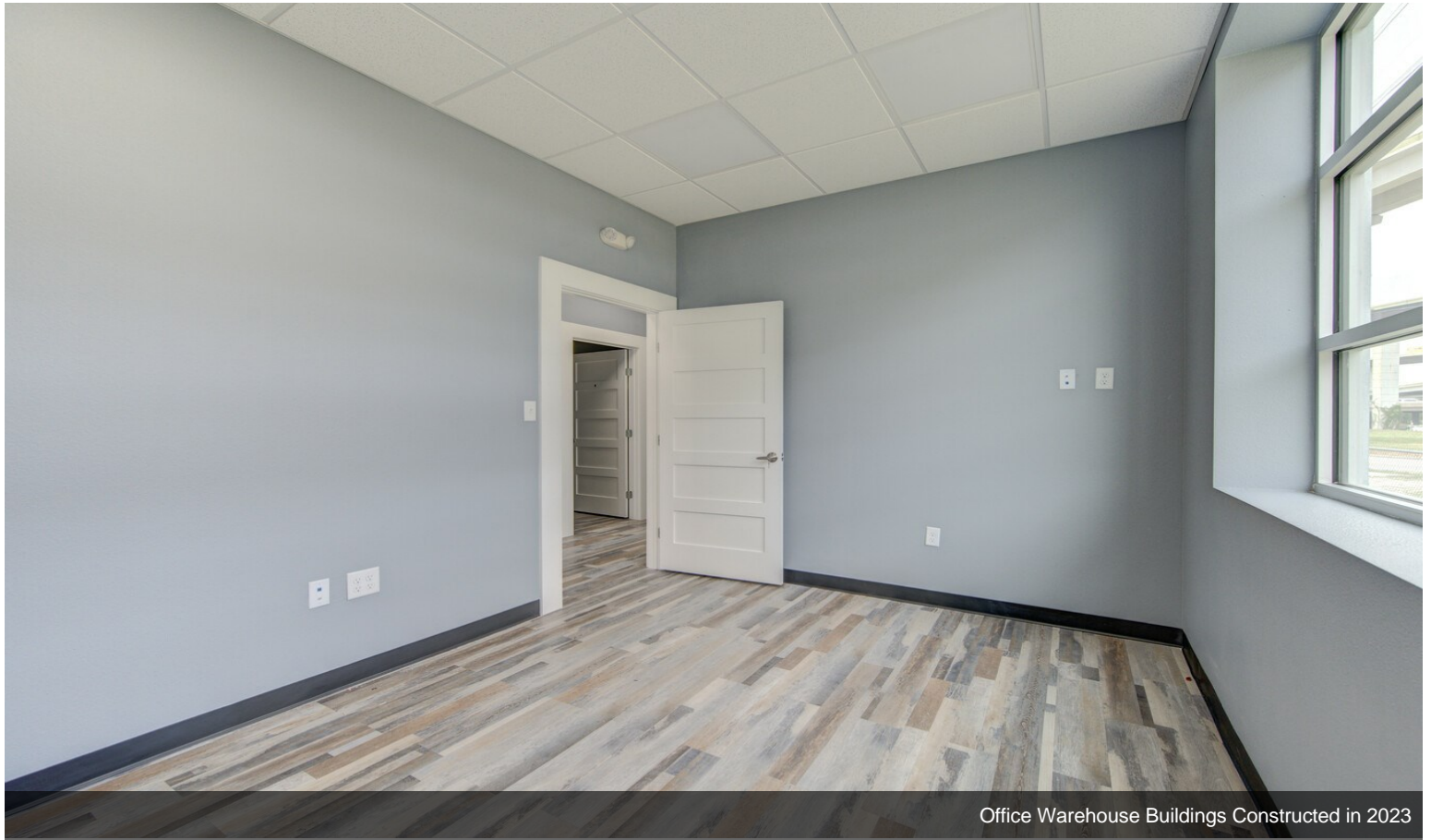


Business Park at Sixty 409



6409 Eddie Drive, Humble, TX

# Property Photos



Office Warehouse Buildings Constructed in 2023

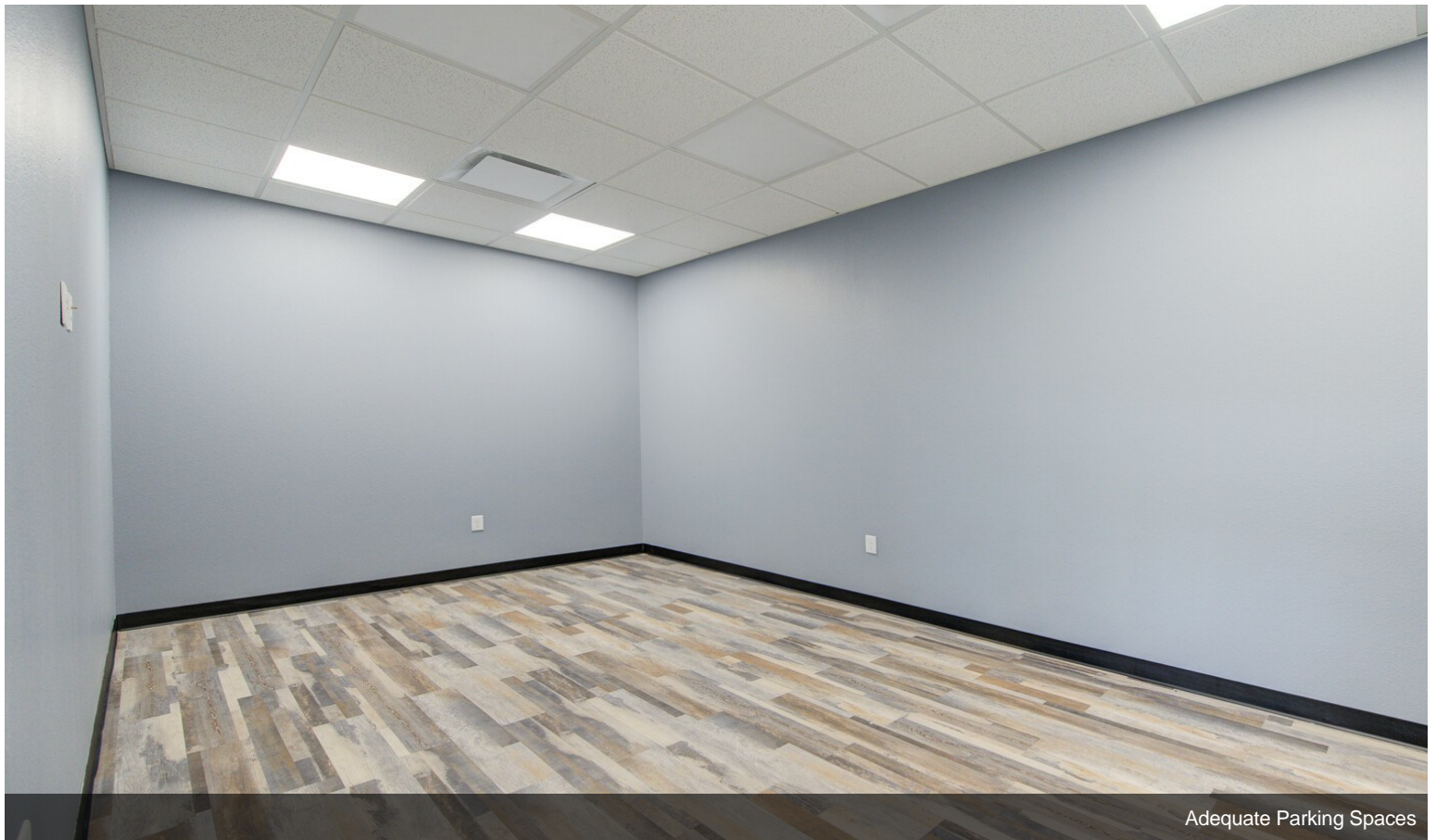


21-Foot Clear Heights

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Office Space Includes Private Offices, Conference Rooms, and a Lobby



Adequate Parking Spaces



# Property Photos



Room for Truck Entry

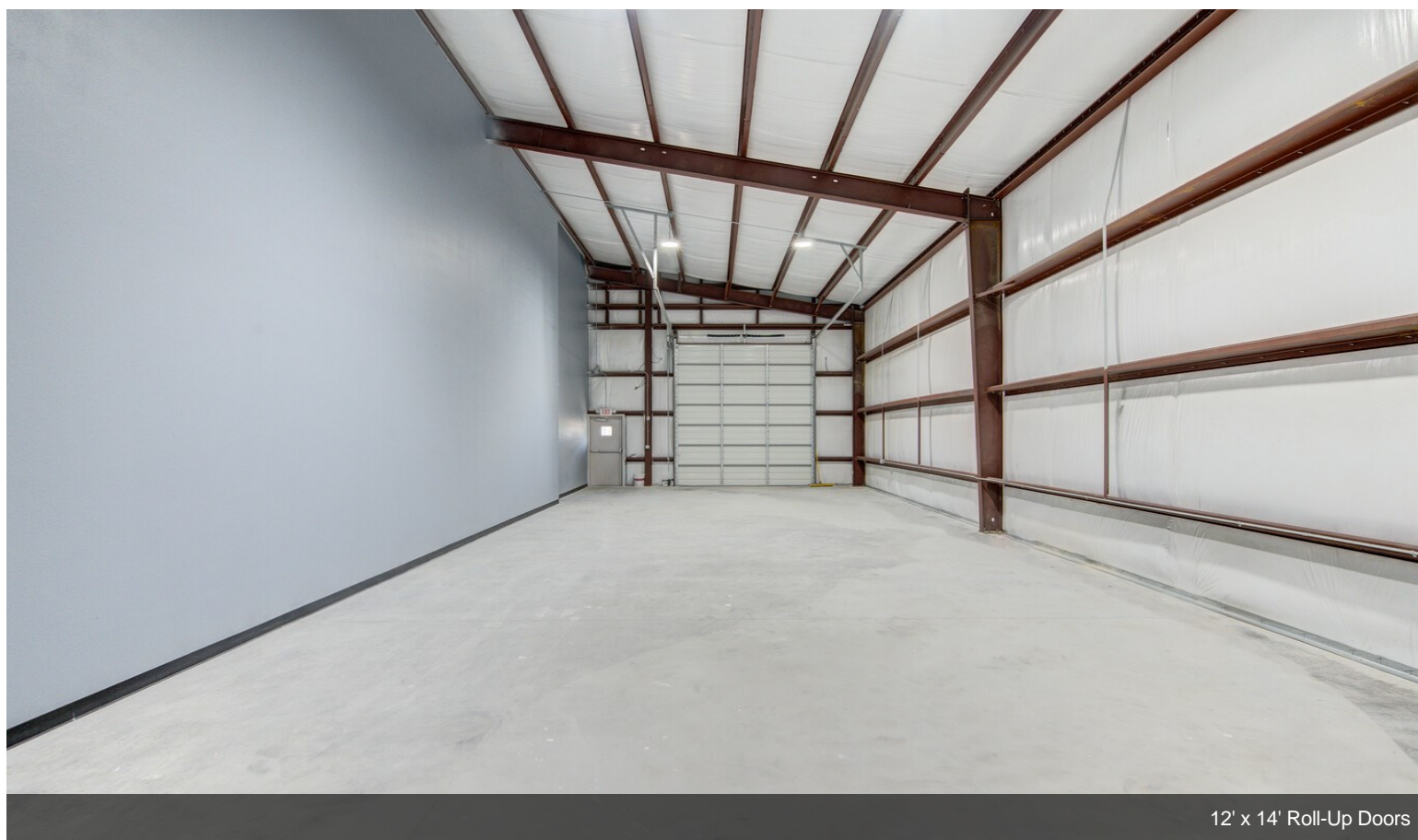


Easy Access to Multiple Freeways

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At the Crossroads of Sam Houston Tollway (Beltway 8) and Interstate 69



12' x 14' Roll-Up Doors

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Near IAH Airport

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Near IAH Airport



# Property Photos



16 Minutes from Downtown Houston



Bird's Eye View