

# WESTLAND

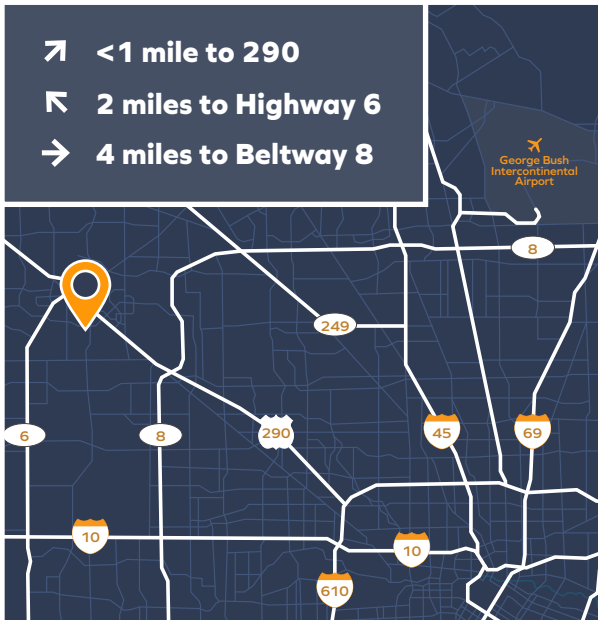
## TECH CENTER

13805 WEST ROAD, SUITE 275  
HOUSTON, TX 77041

7,714 SF FOR LEASE



- ↗ <1 mile to 290
- ↖ 2 miles to Highway 6
- 4 miles to Beltway 8



### PROPERTY OVERVIEW

- 61,600 SF
- 4.48 acres
- 18' clear height
- 95' drive around building
- Heavy power
- Fully sprinklered
- 3.5/1,000 parking ratio
- Rear-load configuration
- Dock-well and grade-level loading
- Industrial/flex building
- Frontage on West Road
- Built in 2000
- Full Make Ready in progress, including LED lights and dock well construction

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STREAM

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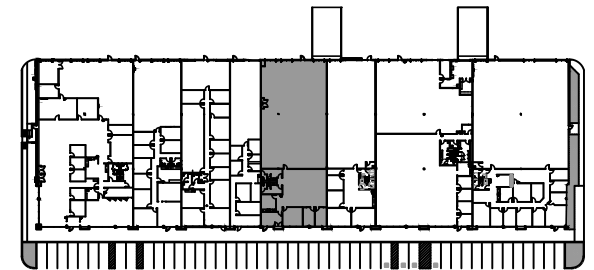
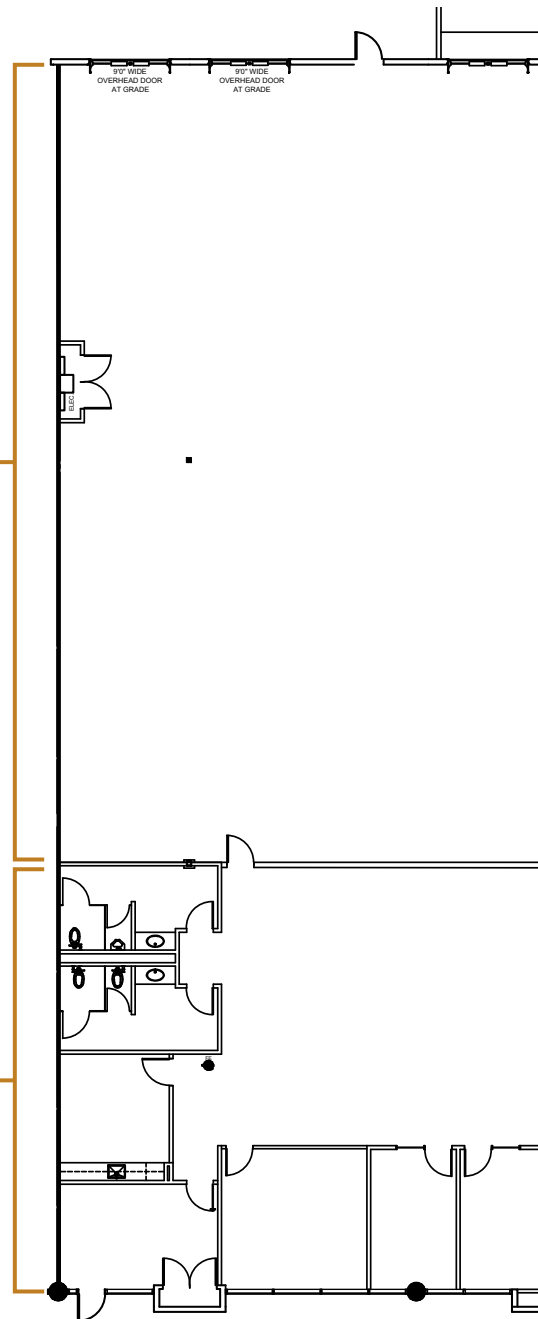
**SUITE 275**

**7,714 SF FOR LEASE**

- 5,060 SF warehouse
- 2,654 SF office
- 2 grade-level doors
- 1 dock-well door
- 18' clear height
- Sprinklered

**WAREHOUSE**  
5,060 SF

**OFFICE**  
2,654 SF



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