

SUBLEASE OPPORTUNITY



20,320 SF | Light Industrial / Warehouse

SUBLEASE TERM THROUGH 04/30/2030



Positioned within one of Northwest Houston's most active and versatile industrial submarkets, this location offers outstanding regional connectivity with immediate access to US-290 and Beltway 8, two of Houston's most critical transportation corridors.

PROPERTY FEATURES

Warehouse

- 10 bay doors
- 22 feet ceiling height
- Big "A" 16 foot wide fan
- Storage area

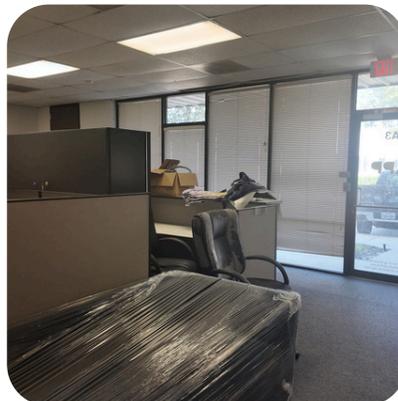
Office

- Reception area
- Private offices
- Kitchen area/breakroom area
- Conference rooms
- Multiple men and women's restrooms

Other Amenities

- Private access control gate and fencing
- Lots of natural light
- Security system
- Lots of private parking spaces
- Ability to subdivide
- Easy access for 18 wheeler turnaround
- Lots of restaurants and eating options nearby

SUBLEASE AT **\$10.00 NNN**



LOCATION

5611 GUHN ROAD | HOUSTON, TX 77040

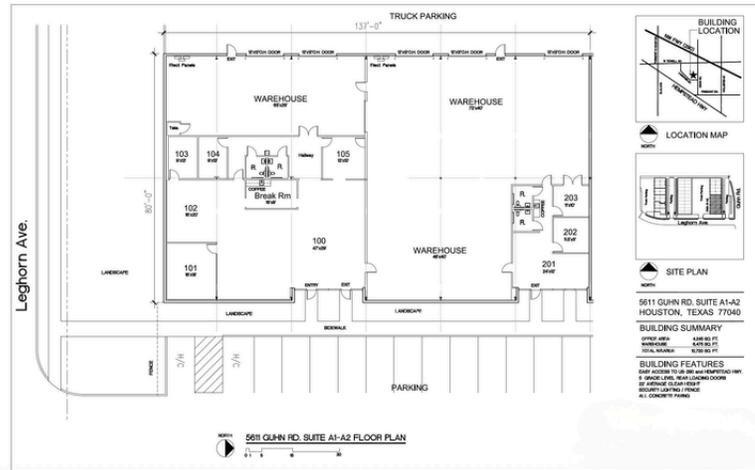
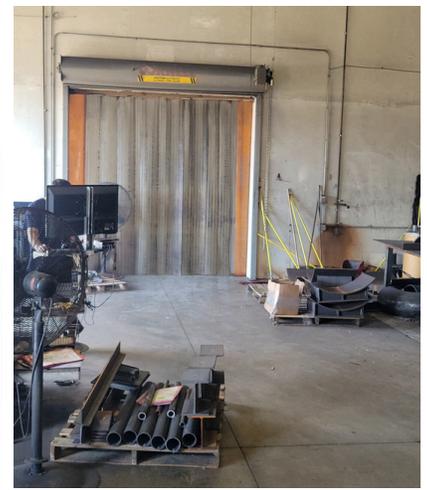
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MORE INFO

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Its strategic location benefits logistics operators, manufacturers, distributors, and service-oriented businesses that require efficient mobility and dependable freight routes.

Proximity to Beltway 8, US-290, and SH-249 supports companies serving Greater Houston, Central Texas, and broader regional distribution channels, helping avoid congestion and elevated operating costs.

The surrounding area benefits from a reliable labor pool supported by a younger residential demographic and a large nearby population. The property's adaptable layout supports manufacturing, assembly, warehousing, contractor trades, and other industrial uses.

