

Building #4

20212 Hempstead Rd, Houston, TX 77065

Presented by
Tomball Car Connect LLC



Price: \$15.50 /SF/YR

Recently renovated 4,500 SF office/warehouse space in 290 Gateway Park near Hwy 290 and Hwy 6. The space includes approximately 1,100 SF of office and 3,400 SF of warehouse, with 20' clear height, 3-phase 480V power, a grade-level roll-up door, and a 10-ton AC unit serving the warehouse area for climate-controlled warehouse functionality.

The office area includes private offices, restrooms, and a breakroom, with updated flooring, bathroom tile, and fresh paint completed in 2026. The warehouse offers a clean, flexible layout suitable for contractors, service businesses, specialty trades, light industrial users, storage, distribution, showroom/warehouse, fleet-based businesses, and companies needing a professional office presence with functional warehouse space.

Asking rate is \$15.50/SF/YR NNN, approximately \$5,813/month base rent. Flexible lease structures may be considered for qualified tenants, including a modified gross lease option. Contact owner for estimated total monthly occupancy cost and showing availability.

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Climate controlled 10-ton A/C unit inside warehouse
Three-phase 480V power
Renovated in 2026 with new flooring, tile in bathrooms, and fresh paint throughout

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Tomball Car Connect LLC

13140 W FM 1960 Rd
Houston, TX 77065

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Listing space

1st Floor

Space Available	4,500 SF
Rental Rate	\$15.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,100 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Beautifully renovated 4,500 SF industrial/flex warehouse space conveniently located near Highway 6 and Highway 290 in northwest Houston. The space was renovated in 2026 with new flooring, updated tile in the bathrooms, and fresh paint, giving it a clean and professional appearance throughout. The unit includes approximately 1,100 SF of office space and 3,400 SF of warehouse space, making it ideal for a variety of office/warehouse, light industrial, storage, distribution, showroom, or service-based business uses. The office area features two private offices, a breakroom, and updated restrooms, while the warehouse area offers excellent functionality with a 12' x 12' roll-up door, three-phase 480V power, a 10-ton A/C unit serving the warehouse, and a large 14-foot warehouse fan for added air circulation. This is a rare opportunity to lease a clean, move-in-ready warehouse space with upgraded finishes, strong power, and climate-controlled warehouse capability in a highly convenient location with quick access to major roadways. Property Highlights* 4,500 SF total* Approximately 1,100 SF office* Approximately 3,400 SF warehouse* Renovated in 2026* New flooring* Updated bathroom tile* Fresh paint throughout* Two private offices* Breakroom* Updated restrooms* Three-phase 480V power* 10-ton A/C unit serving warehouse* Large 14-foot warehouse fan* 12' x 12' roll-up door* Convenient access to Highway 6 and Highway 290* Clean, professional, move-in-ready industrial/flex space

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Property Photos



Office #1q.png Warehouse View 2.png Warehouse View 1.png Warehouse View.png Office #2.png Bathroom #2.png Bathroom Office #1.png Office #1-1.png Main Office Hallway.png Side of Building.png Front of

Building



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Building #4

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Property Photos



IMG_9180



IMG_6938

Building #4

20212 Hempstead Rd, Houston, TX 77065

Property Photos



IMG_9309



Building Photo

Building #4

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Property Photos



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IMG_9796

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Location

