

First month free!



ihm
SUITE
816

Avison Young - Houston | 4400 Post Oak Pkwy, Suite 1500 | Houston, TX 77027

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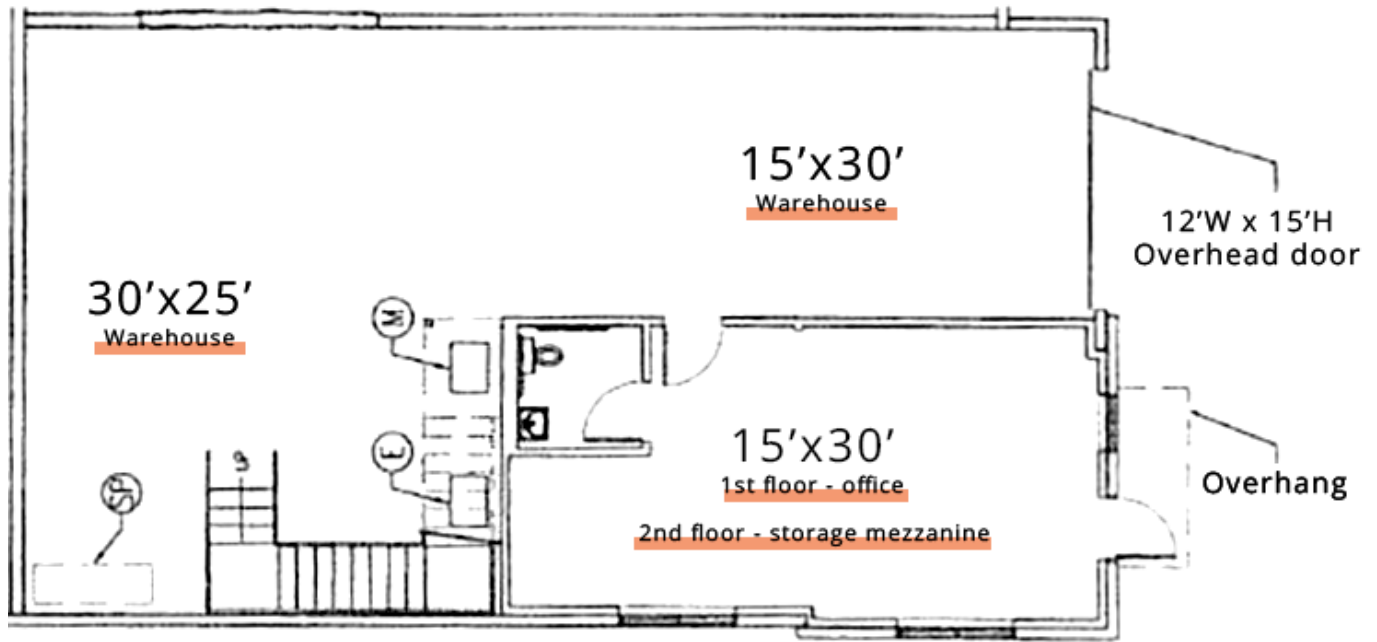
FOR SUBLEASE

5750 North Sam Houston Parkway East
Houston, TX 77032

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Industrial sublease

5750 North Sam Houston Parkway East



Property Description

- Total space: 2,100 SF (Office: 450 SF with 2nd fl oor Mezzanine: 450 SF)
- Sublease Through 10/31/25
- Clear height: 22'
- 1 oversized 12' x 15' grade level door
- Fully sprinklered
- Conferencing centers available
- Fully secured business park
- Quick and easy access to Beltway 8 and Highway 59
- Endcap location accommodates delivery trucks of all sizes
- Dock-high concrete receiving ramp for community use
- Lease rates: \$5.85/SF NNN + \$4.26/SF operating expenses
- Total monthly: \$1,770/month (\$1,023/month + \$747 operating expenses)



Dawson Smith

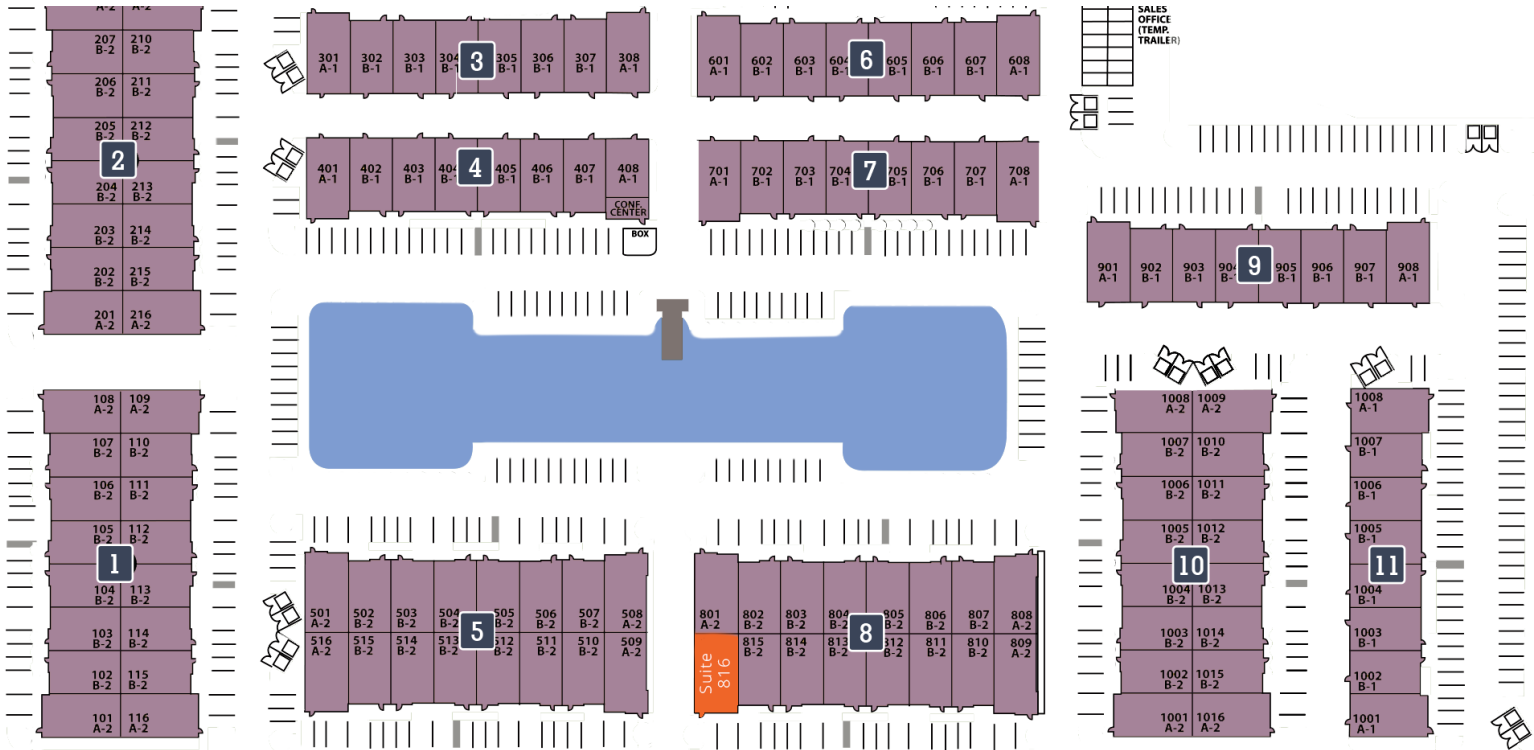
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Industrial property sublease

5750 North Sam Houston Parkway East



Preferred endcap location

The unit is on the outer perimeter of the complex. This allows super easy access even for extra long 53' Trucks. This is a perk of the endcap location since it is not possible for oversized trucks to pull up directly to the doors of the interior units.



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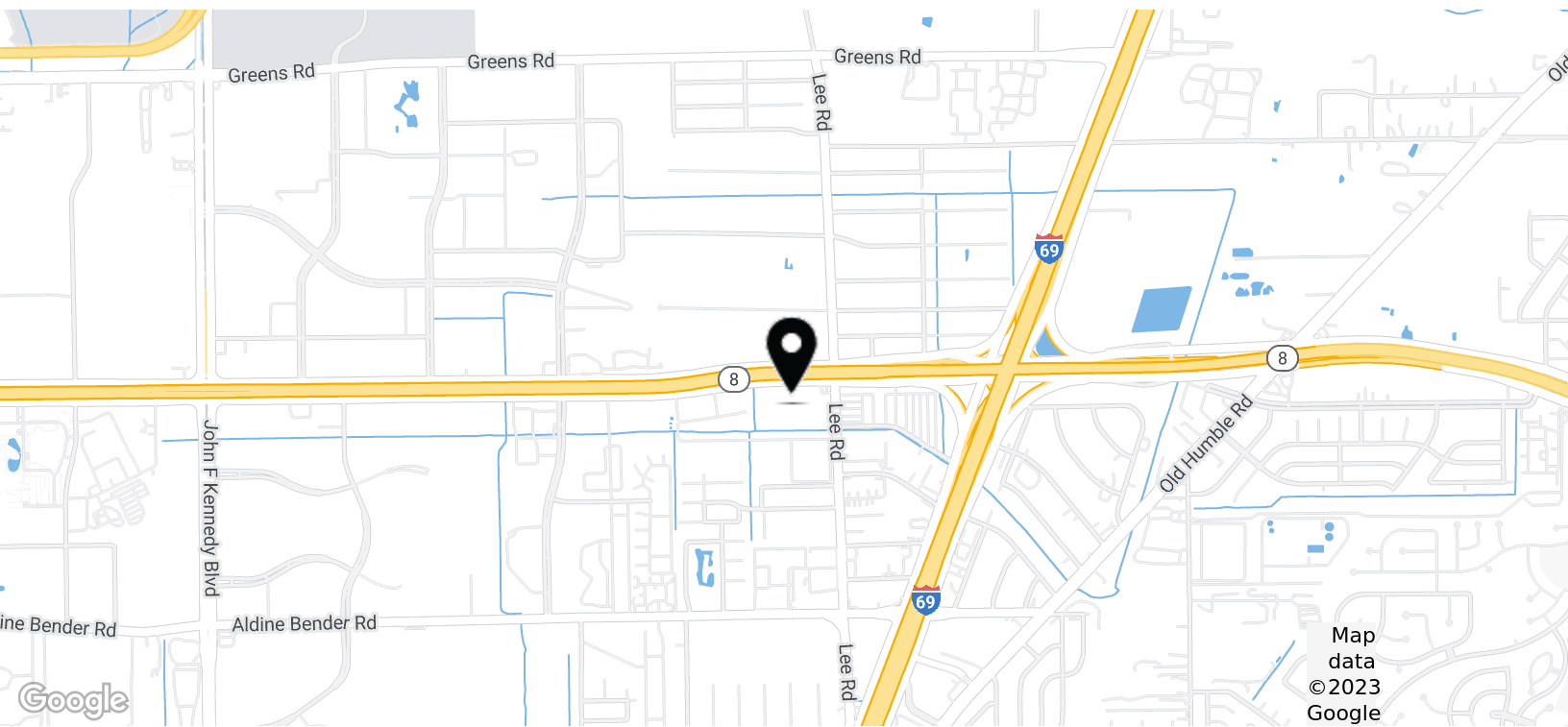
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