

FOR LEASE

9227 & 9231 ALBERENE DR.

HOUSTON, TX 77074



ALBERENE INDUSTRIAL PARK (HWY 59/HWY 90 SUBMARKET)

11,440 SF OF WAREHOUSE (DIVISIBLE TO 6,420 AND 5,020 SF) ON 0.5 ACRES

















PROPERTY HIGHLIGHTS

Size	11,440 SF total
Building	2-metal construction buildings (divisible with a removable fence)
Key Access	US-59: Direct Access Beltway 8: ±1.7 miles
Access Gate	Gated Remote Entrance, Fully Fenced
Buildout	Office/Warehouse, showroom ready
Parking	11 total, 3 covered
Pricing	Contact Broker



PROPERTY SPECIFICATIONS

9227 Alberene Drive

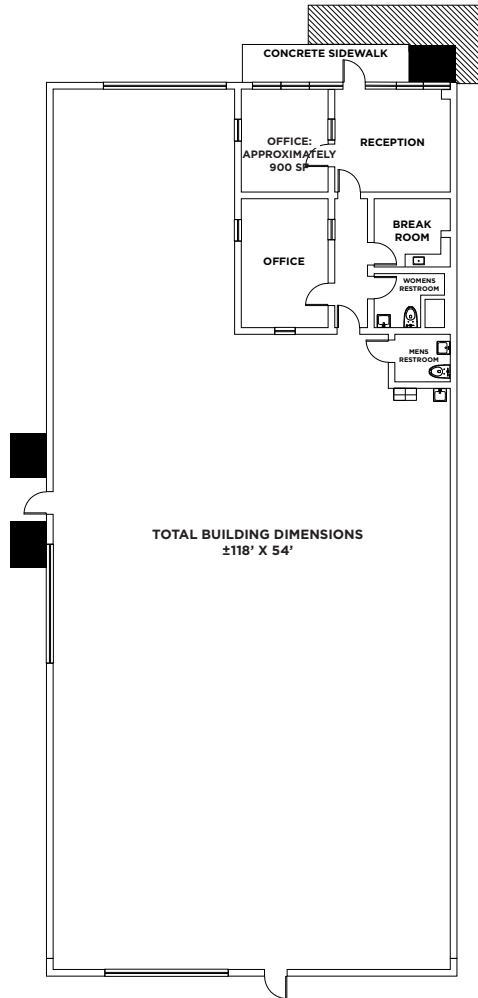
-  6,420 SF
-  Approximately 900 SF Office Area
-  Climate controlled (both office + warehouse)
-  26' clear height
-  3 grade level, roll up doors
-  400-amp power
-  Crane ready
-  LED lighting
-  2 bathrooms, 1 with shower
-  Pex lines for compressed air
-  Glass façade front (ideal for retail showroom)
-  Built 2012

9231 Alberene Drive

-  5,020 SF
-  Approximately 1,540 SF Office Area
-  18' clear heights
-  2 grade level, roll up doors
-  400-amp power
-  Gas
-  Renovated 2018



9227 ALBERENE DRIVE

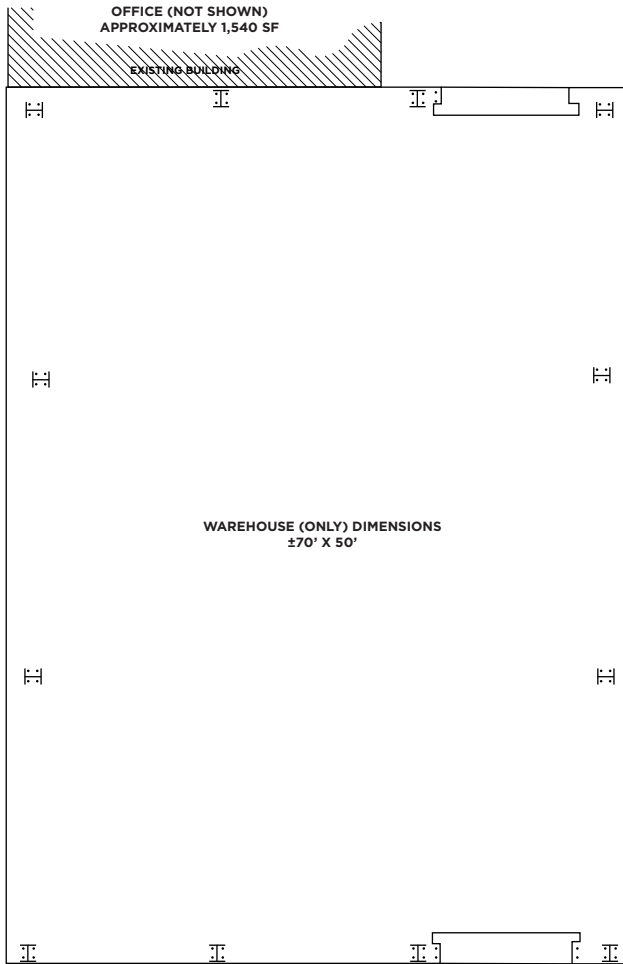


**Buildings not drawn comparatively to scale*



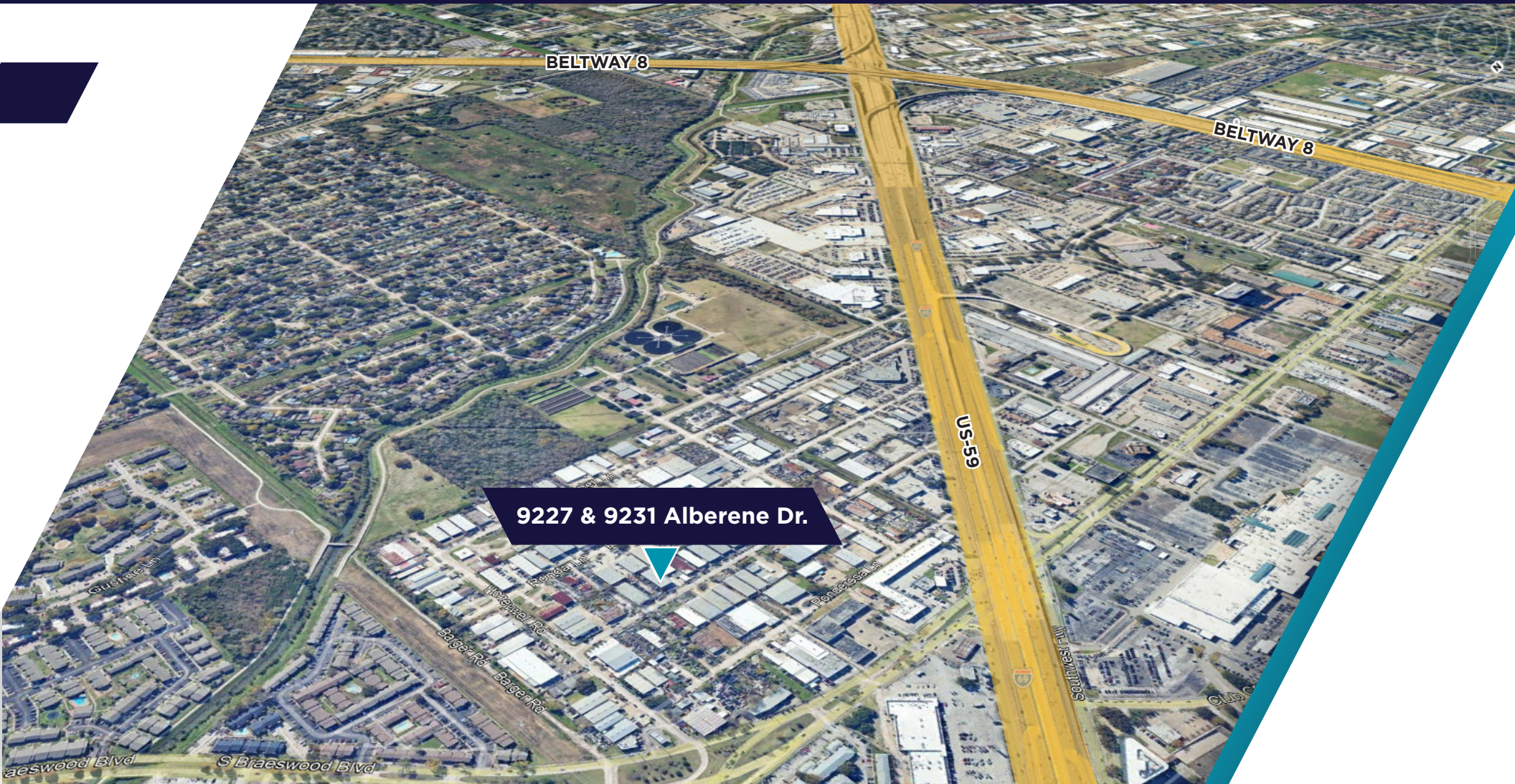
FLOOR PLAN

9231 ALBERENE DRIVE



**Buildings not drawn comparatively to scale*

FLOOR PLAN



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