



For Sublease

±19,200 SF industrial office/warehouse

Site features:

- **Total:** ±19,200 SF
- **Office:** ±2,880 SF
- **Built:** 2004
- **Clear Height:** 24'
- **Power:** 400 Amp, 480 V, 3 Phase
- **Doors:** (7) Dock High, (1) Ramp
- **Truck Court:** 115'
- Fully Sprinklered
- Rear Load Configuration
- LED Lighting
- **Sublease Term Expires:** July 2027
- **Sublease rate:** \$0.84/SF NNN
- **Estimated Opex (2024):** \$0.38/SF



**9330 W Airport Blvd
Suite 170
Houston, TX 77031**

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Will Clay

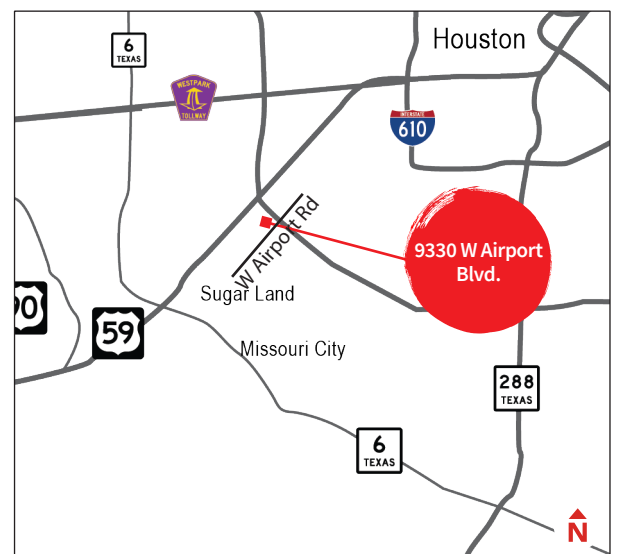
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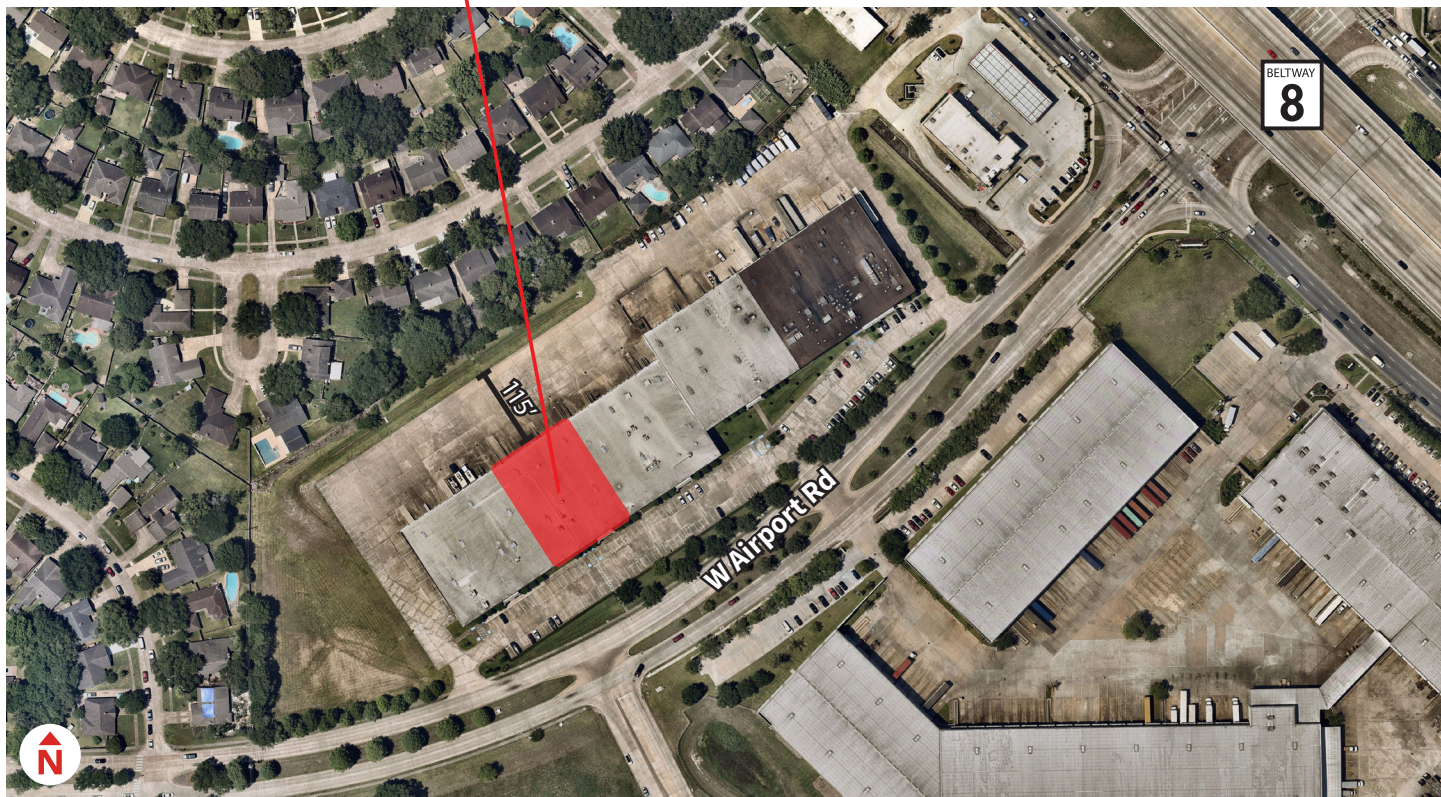
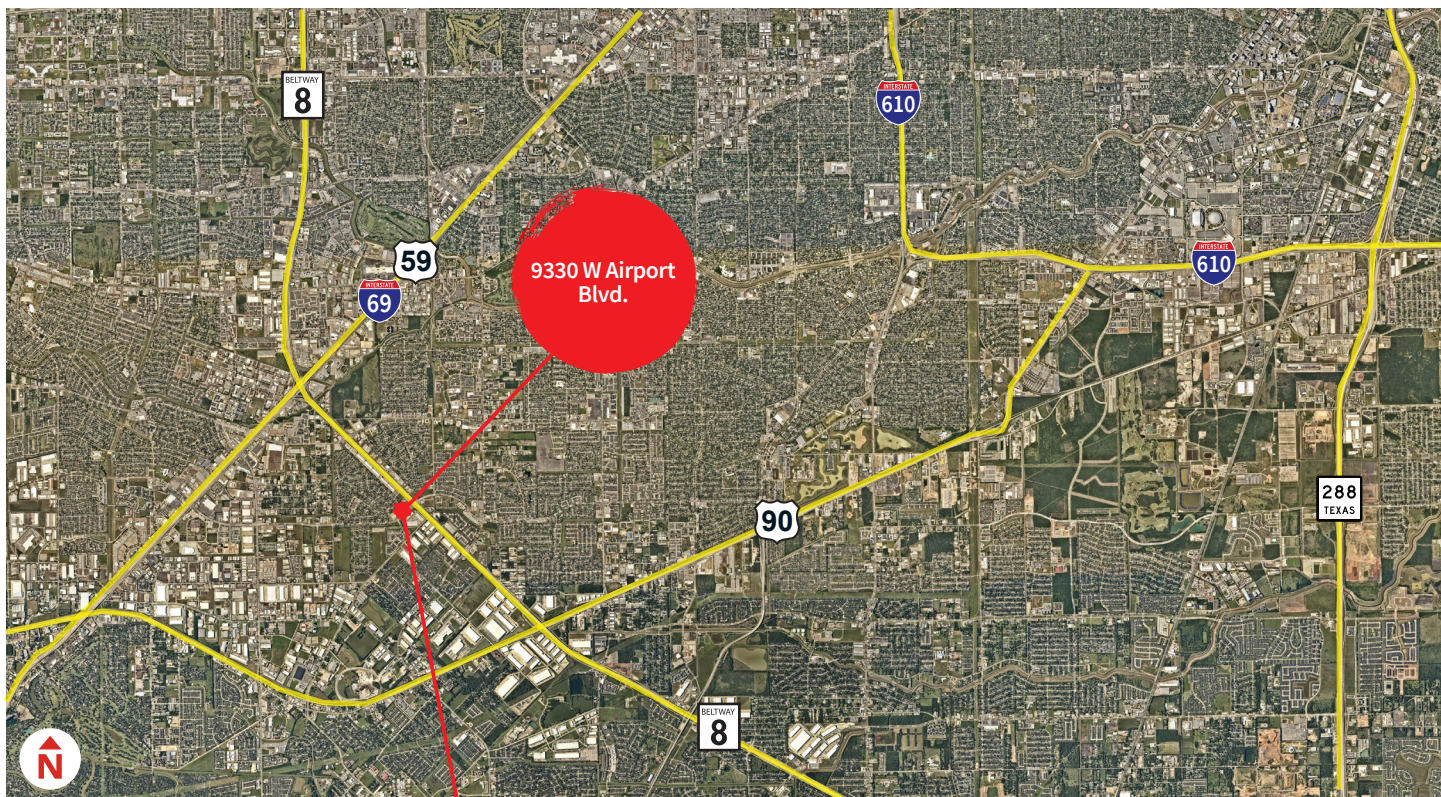
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