

BRIAR CENTER

15603 W Hardy Rd
770 Bradfield
777 Benmar
Houston, TX 77060

FOR SALE

Briar
Center

The Opportunity

Tarantino proudly presents the exclusive listing for The Briar Center, a 140,905 square foot Class B Industrial/Flex park consisting of three separate buildings.

This premium asset is located in North Houston, with easy access to I-45, Beltway 8, the Hardy Toll Road, and Bush Intercontinental Airport — a prime location due to its rapidly growing markets and the area's booming growth of flex spaces and fewer traditional office buildings.

The Briar Center has had consistent leasing activity over the years due to its impeccable maintenance and the versatile spaces already equipped for distribution, office, and flex uses.



The Opportunity

Investment Highlights

770 Bradfield

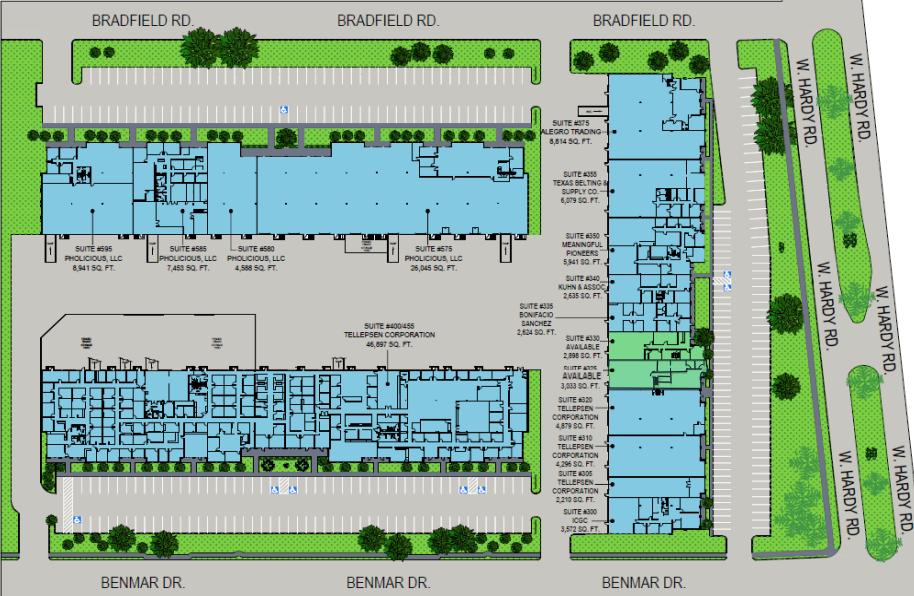
- 47,027 sq ft, 100% Leased with leases expiring in 2028 and 2031.
- Dock High, Fully Sprinkled
- Roof replaced in 2020
- 17' bay doors
- 17' clear height
- 480/277V 3-Phase Power with 1500-amp total service

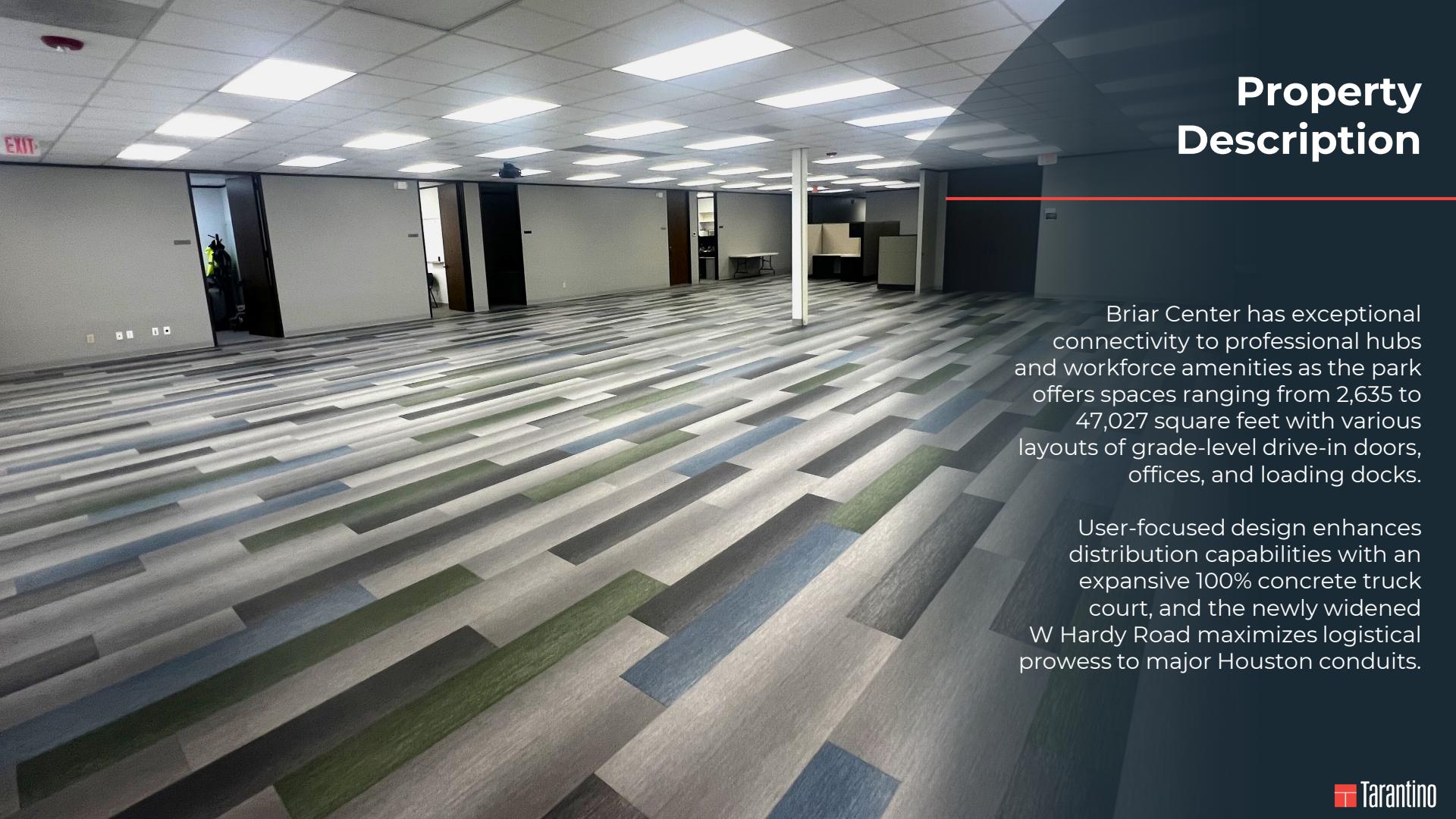
777 Benmar

- 46,897 sq ft, 100% Leased through 2030
- Headquarters for Tellepsen Builders since 1997
- Semi-dock high building
- Roof replaced in 2016
- 480/277V 3-Phase Power with 1950-amp total service

15603 West Hardy

- 46,981 sq ft multi-tenant building
- 14 Grade level docks
- Roof replaced in 2019
- Move-in ready suites available
- 480/277V 3-Phase Power with 1500-amp total service





Property Description

Briar Center has exceptional connectivity to professional hubs and workforce amenities as the park offers spaces ranging from 2,635 to 47,027 square feet with various layouts of grade-level drive-in doors, offices, and loading docks.

User-focused design enhances distribution capabilities with an expansive 100% concrete truck court, and the newly widened W Hardy Road maximizes logistical prowess to major Houston conduits.

Property Description

Addresses

15603 West Hardy/
770 Bradfield/777 Benmar

Rentable Area

140,095

Percent Leased

96%

WALT

4.37

Site

10 Acres

Parking Ratio

2.14 : 1,000

Parking Spaces

301

Year Built

1982

Building Class

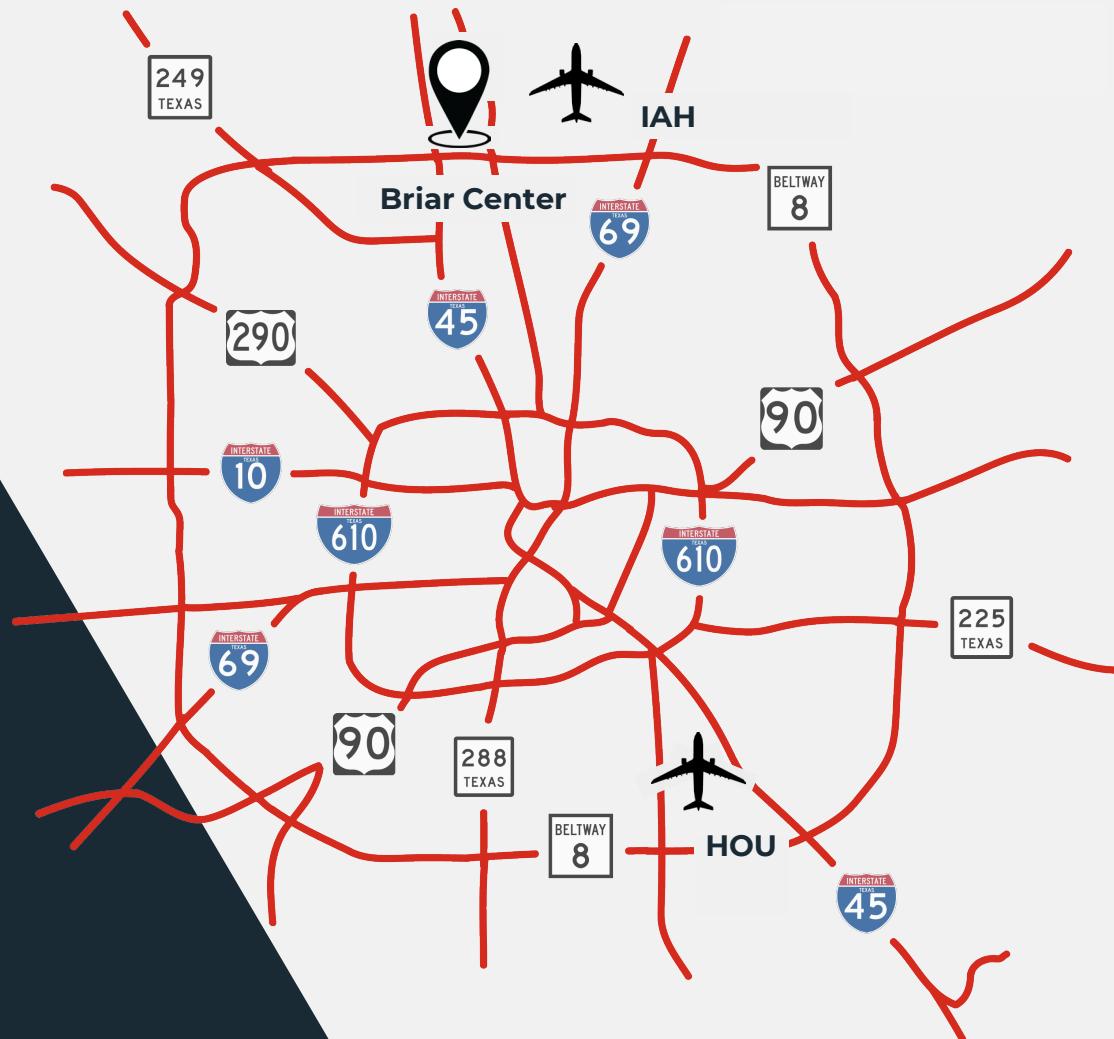
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Location

Strategically positioned a half-mile from the Hardy Toll Road and Sam Houston Tollway. Easy access to I-45 and Bush Intercontinental Airport, which is under 10 minutes away, critical assets for logistic operations and distribution.

Northern hotspots like Spring and The Woodlands are no more than 20 minutes away, the ever-present commercial hubs in Downtown Houston are about 17 minutes out, and further south to Sugar Land is just over 30 minutes away. The BNSF rail yard 20 minutes out, and the Port of Houston 40 minutes.



Contact Information



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