

FOR SUBLEASE

4641 Kennedy Commerce Drive
Houston, TX 77032

Available January 1, 2025

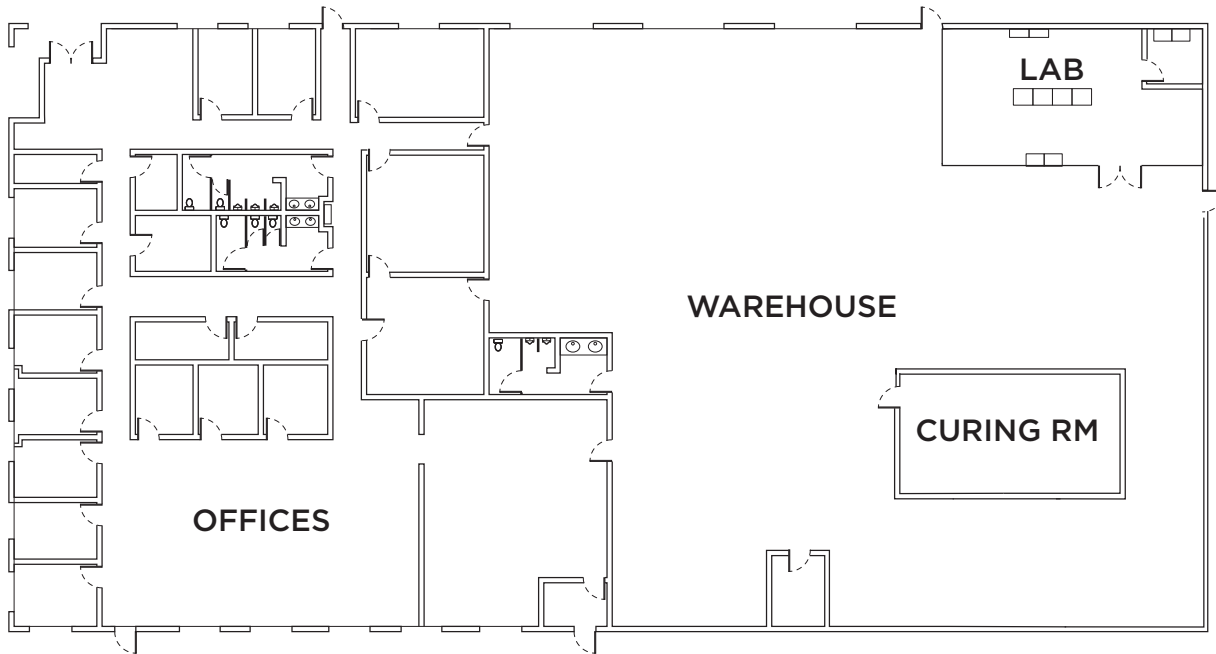


PROPERTY HIGHLIGHTS

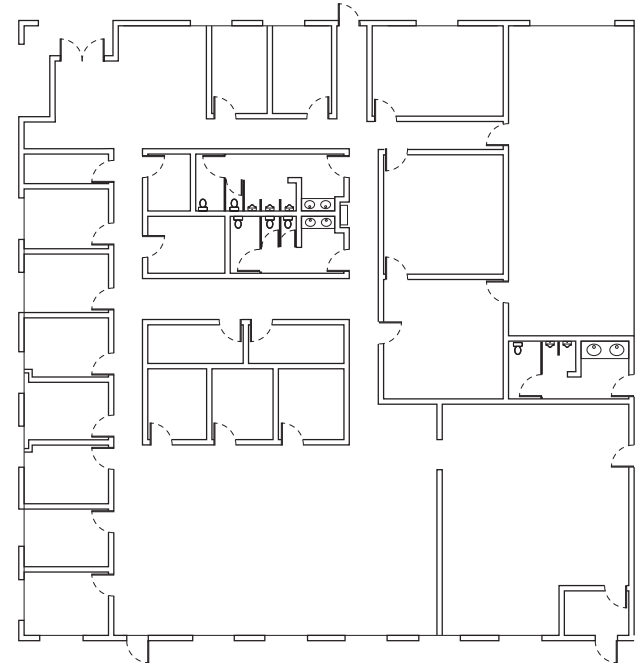


- 20,000 SF on 1.4 acres
 - Office: 8,876 SF
 - Curing Room: 818 SF
 - Lab: 1,377 SF
 - Warehouse: 8,929 SF
- Grade level building
- 3 grade level doors (14' x 16')
- 2013 construction
- 28' eave`s
- 20T crane ready
- Small fenced & stabilized yard
- Shared truck court, 110' dedicated to the building.
- 31 auto parks, 2 handicap
- Sprinklered building
- Deed restricted park
- Located just off JFK Blvd. south of Beltway 8 and Aldine Bender
- Great access to Beltway 8, I-69, I-45 and Houston's George Bush IAH
- Located in Harris County (outside city of Houston)
- Sublease expires June 30, 2029
- Lease Rate: \$11.27 / SF / Year NNN OPEX: \$4.22 / SF / Year

FLOOR PLAN



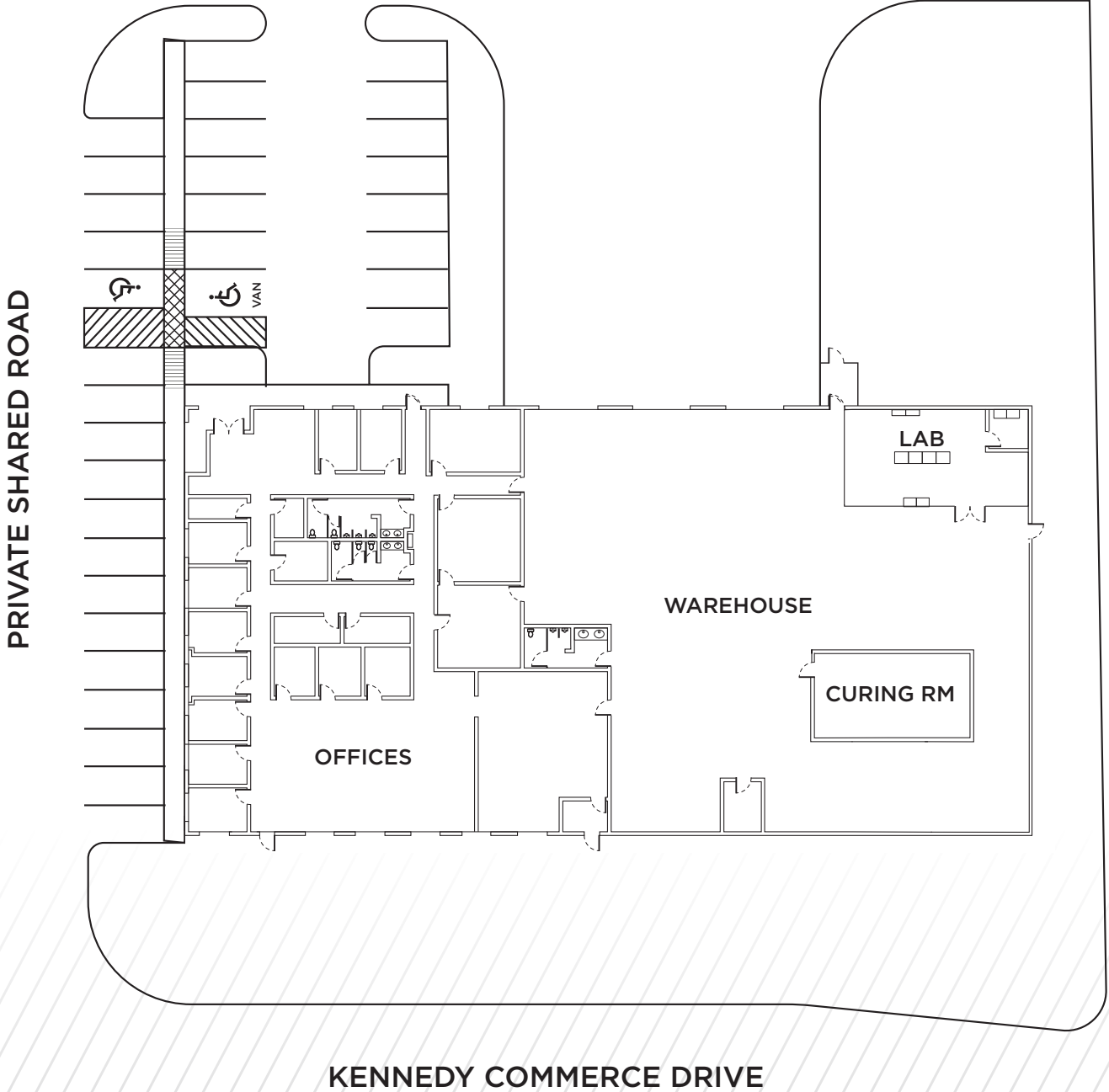
Office / Warehouse



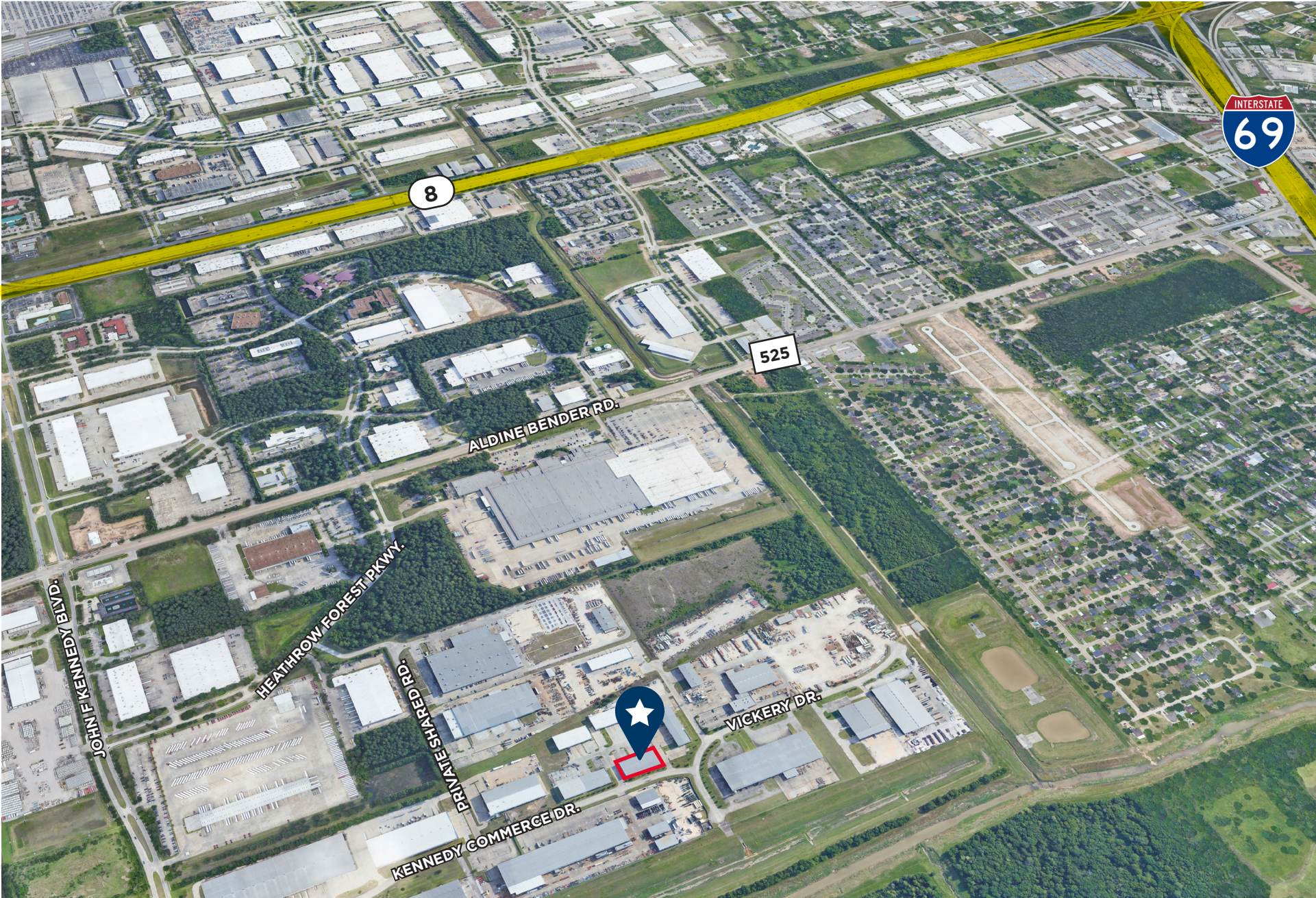
Office



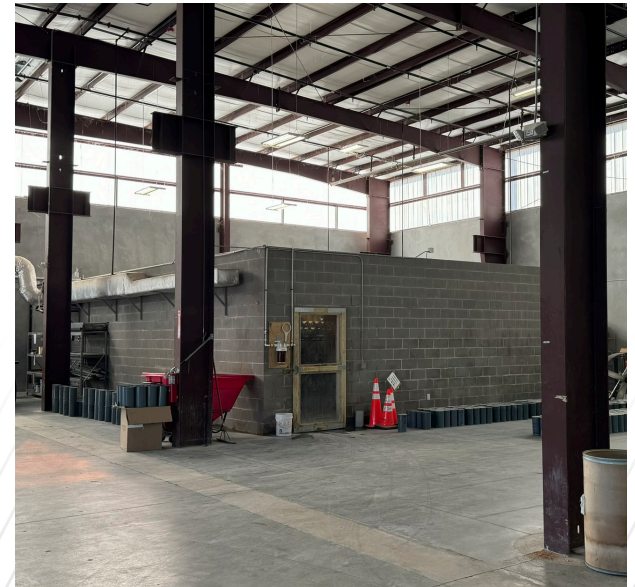
SITE PLAN



AERIAL MAP



PROPERTY IMAGES





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