

**TWO (2) ±25,235 SF
CRANE-READY
INDUSTRIAL
WAREHOUSES
FOR SALE OR
FOR LEASE**



3231 WEST LITTLE YORK ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ Two (2) ±25,235 SF with ±2,075 SF of Office Space
- ▶ LED Lighting Throughout Office and Warehouse
- ▶ 15 Ton Crane Ready
- ▶ 28-Foot Clear Height
- ▶ 92.6' Clear Span Warehouse with ESFR Sprinklers
- ▶ 3 Phase / 480 V / 400 AMPS (Upgradeable)
- ▶ Three (3) 14'x14' Grade-Level Doors with Track Guards
- ▶ Ideal for Manufacturing Users Needing Space in NW Houston
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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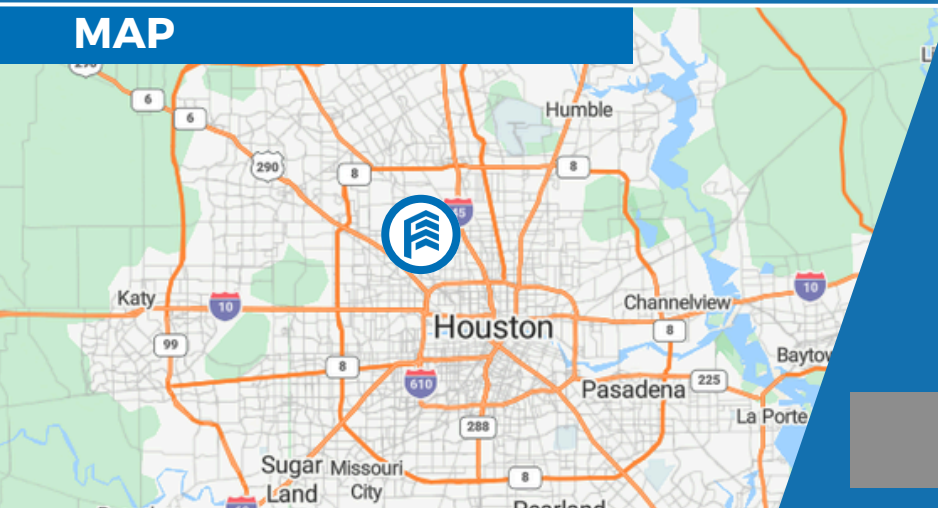
JUNE 2026 DELIVERY



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Situated in Northwest Houston, Brentwood Industrial Park is purpose-built for manufacturing, assembly, fabrication, and industrial users requiring functional warehouse space with modern infrastructure. The development features two (2) $\pm 25,235$ SF crane-ready industrial buildings, each with $\pm 2,075$ SF of fully built-out office and highly efficient warehouse space. Key manufacturing-focused features include 15-ton crane-ready capacity, 28' clear heights, a 92.6' clear-span warehouse, ESFR sprinkler system, LED lighting, three (3) 14' x 14' grade-level doors, and 3-phase / 480V / 400 AMP power with upgradeability. Located in Northwest Houston, Brentwood Industrial Park provides convenient access to Beltway 8, US 290, I-45, and Loop 610, offering manufacturers strong regional connectivity for labor, suppliers, customers, and distribution routes.

MAP



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