

**±18,525 SQ.FT.
SINGLE-TENANT
WAREHOUSES
FOR SALE OR
FOR LEASE**



6811 MCHARD ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ Two (2) ±18,525 SF Warehouses Immediately Available
- ▶ LED Lighting Throughout Office and Warehouse
- ▶ Shop Restroom
- ▶ (3) 14'x16' Grade-Level Doors with Track Guards
- ▶ 10-Ton Crane Ready with 28' Eaves
- ▶ Dual Mounted Exhaust Fans
- ▶ 3 Phase / 480 V / 400 AMP Power
- ▶ City Water and Sewer
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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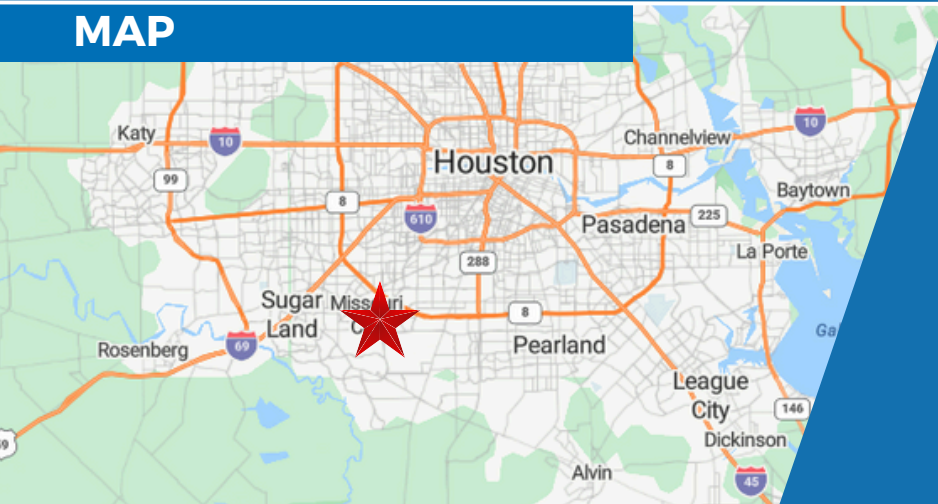


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6811 McHard Rd is an 18.95 acre, 7-freestanding building, master-planned industrial park. Phase III of Independence Business Park includes buildings 4 and 6, each with over 2,000 SF of office space available. The property features LED lighting throughout office and warehouse, as well as three (3) 14' x 16' grade-level doors with track guards.

MAP



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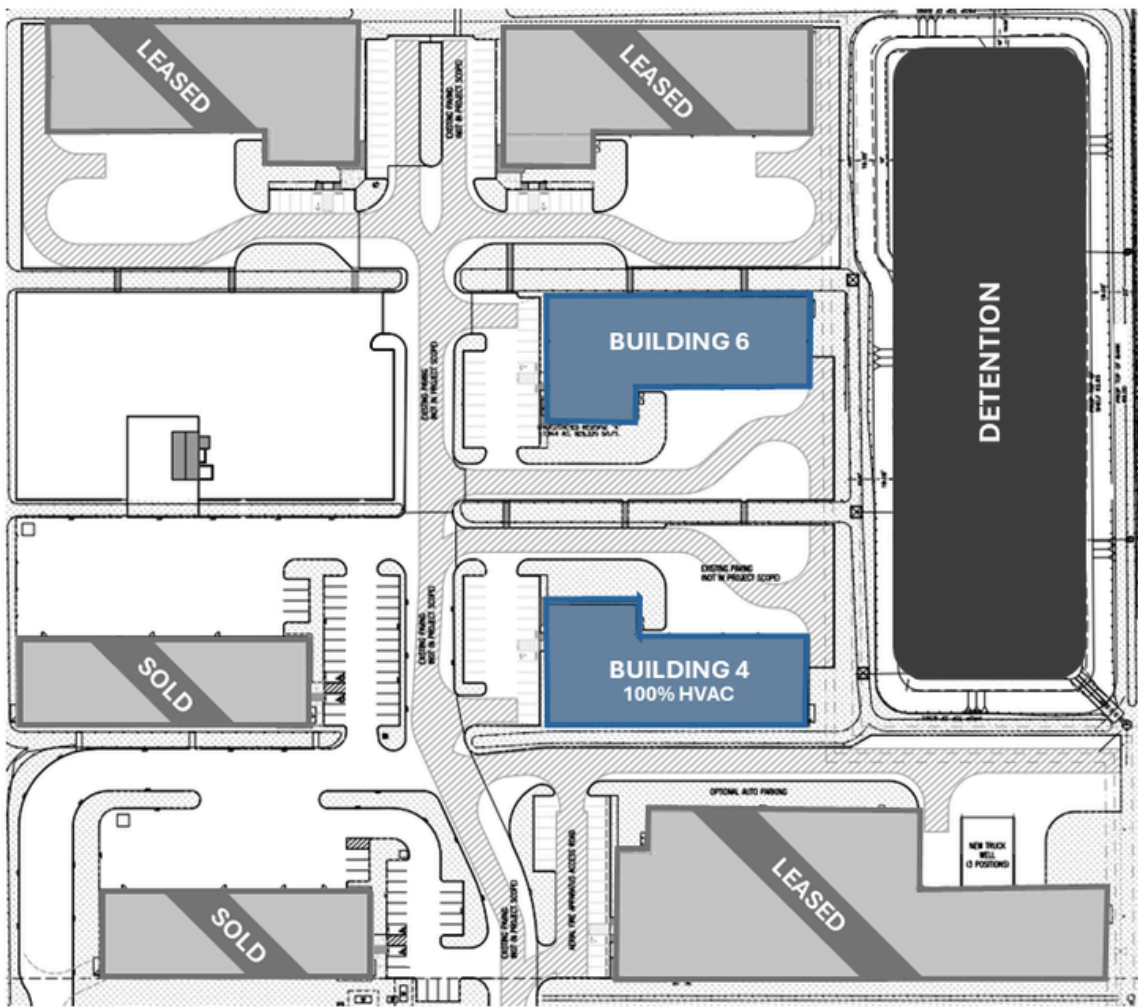
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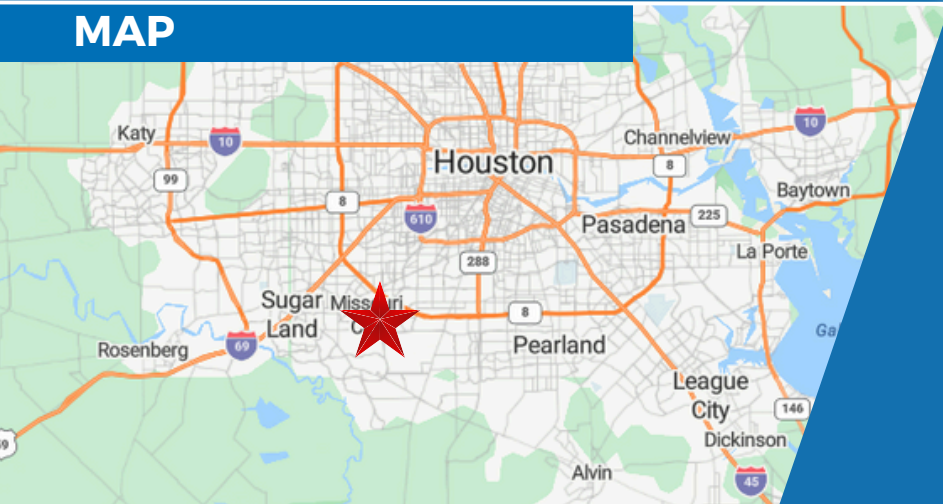
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	TOTAL SF	OFFICE SF	HIGHLIGHTS
BUILDING 4	18,525 SF	2,025 SF	100% HVAC
BUILDING 6	18,525 SF	2,025 SF	3 Grade-Level Doors

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