

# 13026 ROSCREST DR.

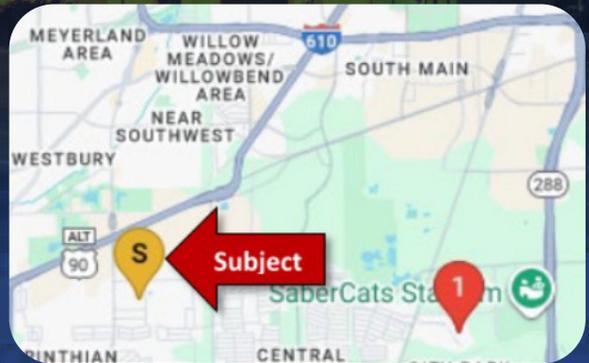
HOUSTON, TX 77045 | HARRIS COUNTY

## Functional Industrial with Yard | Two Buildings Available FOR LEASE

13026 Rosecrest Drive offers a rare opportunity to lease stand-alone industrial buildings with secured yard space in Central Southwest Houston. The property is well-suited for logistics, service, construction, and light industrial users seeking efficient access to Houston's major transportation corridors.

### Property Highlights:

- Two stand-alone industrial buildings available
- ±11,440 SF front building with paved, secured yard
- ±3,750 SF rear building with adjacent yard
- Fully Climate-Controlled with option to add yard Space
- Grade-level overhead doors & excellent truck circulation
- Strong electrical capacity for light industrial uses
- Established Central Southwest Houston location
- Immediate access to US-90, TX-288, Loop 610 & Beltway 8



13026 ROSECREST | 11,440SF



13025 FADEWAY 3,750SF



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