

FOR LEASE

22,500 SF Freestanding Crane-Ready Office/Warehouse Facility

Hardy Industrial Center - Building 4

21500 Springbridge Drive, Houston, Texas 77073



16,458 SF
WAREHOUSE



6,042 SF
OFFICE



1.94 ACRES
*ACREAGE INCLUDES 22,000 SF
OF FENCED OUTSIDE STORAGE



±28'
EAVE HEIGHT



\$1.15/PSF NNN
LEASE RATE

21500 SPRINGBRIDGE DR, HOUSTON, TX 77073

Property Photos & Specs



22,500 SF

16,458 SF Warehouse
6,042 SF Office

1.94 Acres

*Acreage includes 22,000 SF
of fenced outside storage

±28'

Eave Height

20 Ton

Crane Ready

2

Overhead Doors
(14' x 16')

2 Big Ass

Fans

T-5

Lights

Insulated

Warehouse

Hardy Industrial Center

Business Park Location

2016

Year Built

Sprinklered

Tilt Wall

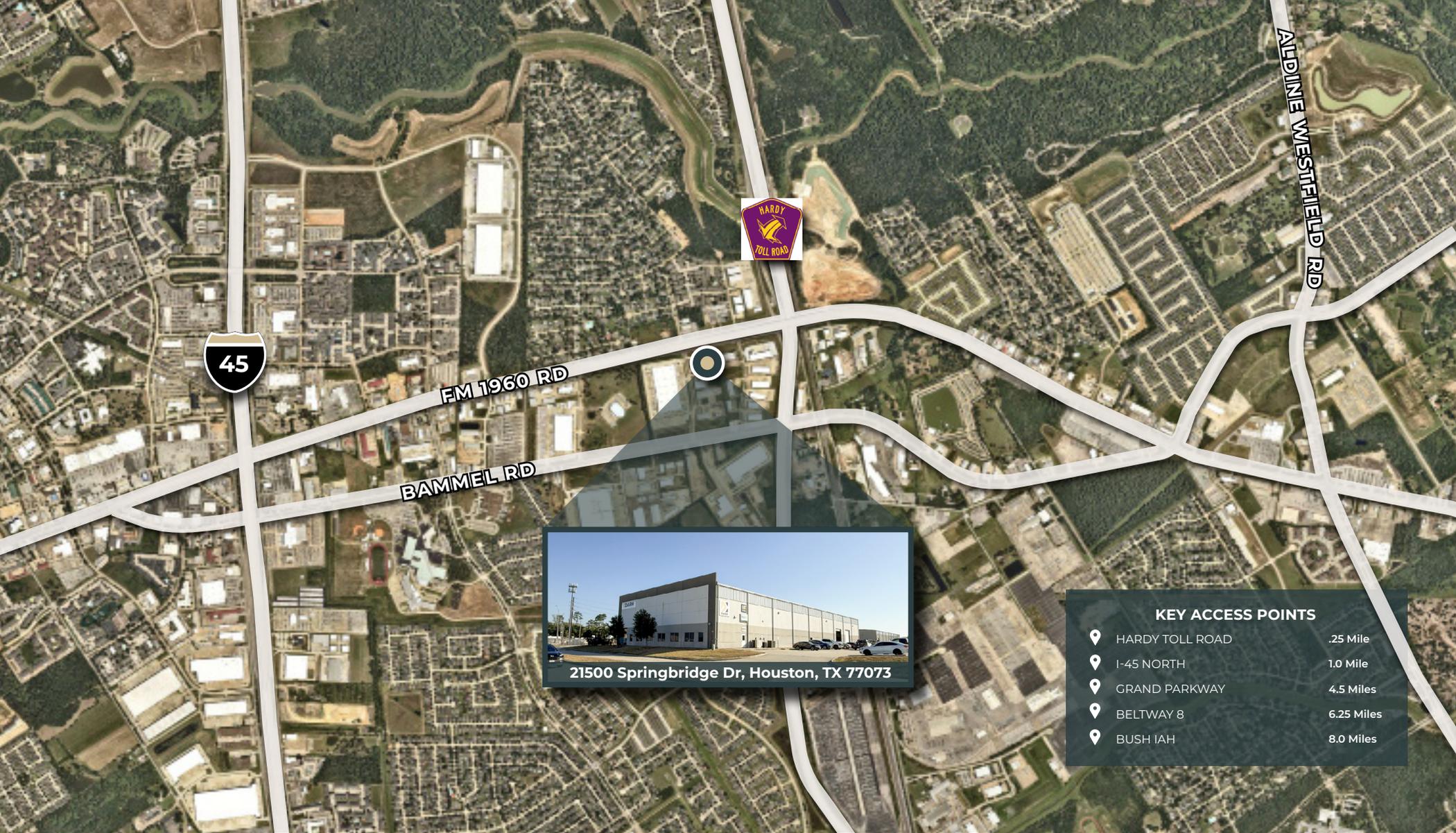
Construction

Feb 2026

Available

\$1.15/PSF NNN

Lease Rate



ALPINE WESTFIELD RD

FM 1960 RD

BAMMEL RD



KEY ACCESS POINTS		
📍	HARDY TOLL ROAD	.25 Mile
📍	I-45 NORTH	1.0 Mile
📍	GRAND PARKWAY	4.5 Miles
📍	BELTWAY 8	6.25 Miles
📍	BUSH IAH	8.0 Miles



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