

±9,923 SF INDUSTRIAL WAREHOUSE FOR LEASE



1033 EAST AIRTEX DRIVE, UNIT A, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±9,923 Total SF
- ▶ ±1,345 SF of Office
- ▶ 12 Striped Parking Spaces; Additional Parking Available Behind Gate
- ▶ 2 Dock-High Doors
- ▶ 26' Clear Height
- ▶ 3-phase Power
- ▶ Gated Truck Court and Outdoor Storage Area
- ▶ Easy Access to I-45, Hardy Toll Road, and IAH Airport
- ▶ **LEASE RATE - \$1.05 NNN with \$0.53 OpEx**

CONTACT INFORMATION

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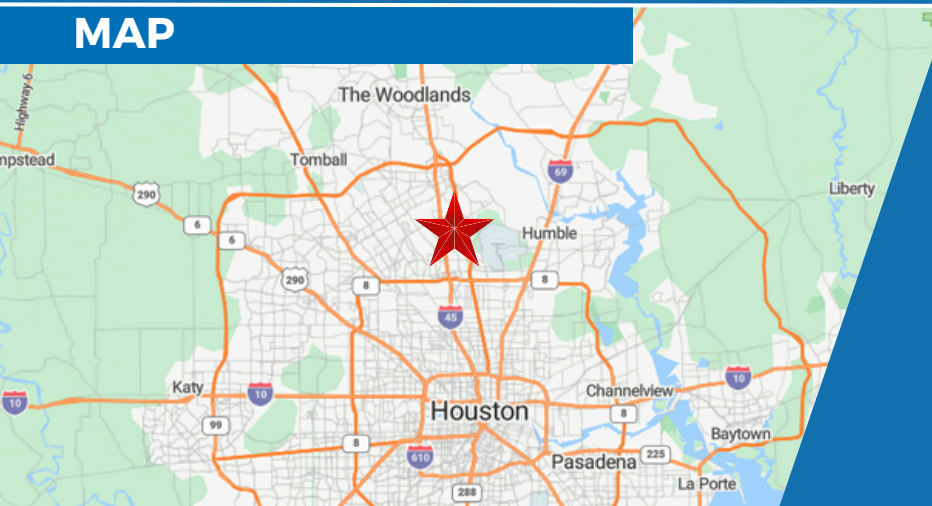
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1033 E Airtex is a 19,846 SF two-tenant industrial building located in North Houston in between I-45 and Hardy Toll Road with close proximity to Houston's IAH Airport. The Property is a part of the greater Airtex Business Park with frontage on Airtex Drive. The business park contains a secured truck court area where tenant's can also utilize outside storage space for anything that cannot be stored in the warehouse. The building is extremely functional with roughly 1,300 SF of office space and two dock-high doors in the rear of the warehouse area.

MAP



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