

# FOR LEASE OR SALE



## 7071 SOUTHWEST FREEWAY

**Houston, Texas 77074**

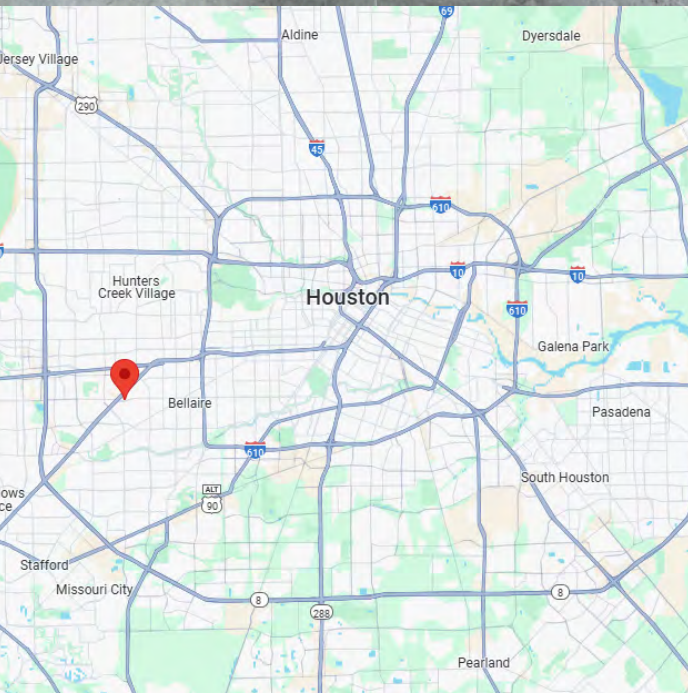
42,922 SF on 2.635 Acres Available





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## Property Highlights

- 42,922 SF of Total Building
  - First Floor: 39,209 SF
  - Second Floor: 3,713 SF
- 114,771 SF Site
- 22' Clear Height
- 2 Dock Doors with Levelers
- 2 Grade Access Doors
- Large HVAC Showroom
- Sprinklered
- Back-up Generator
- 800 Amp, 3 Phase 480V
- Pricing: Contact Broker
- Tenant In Place – Do Not Disturb

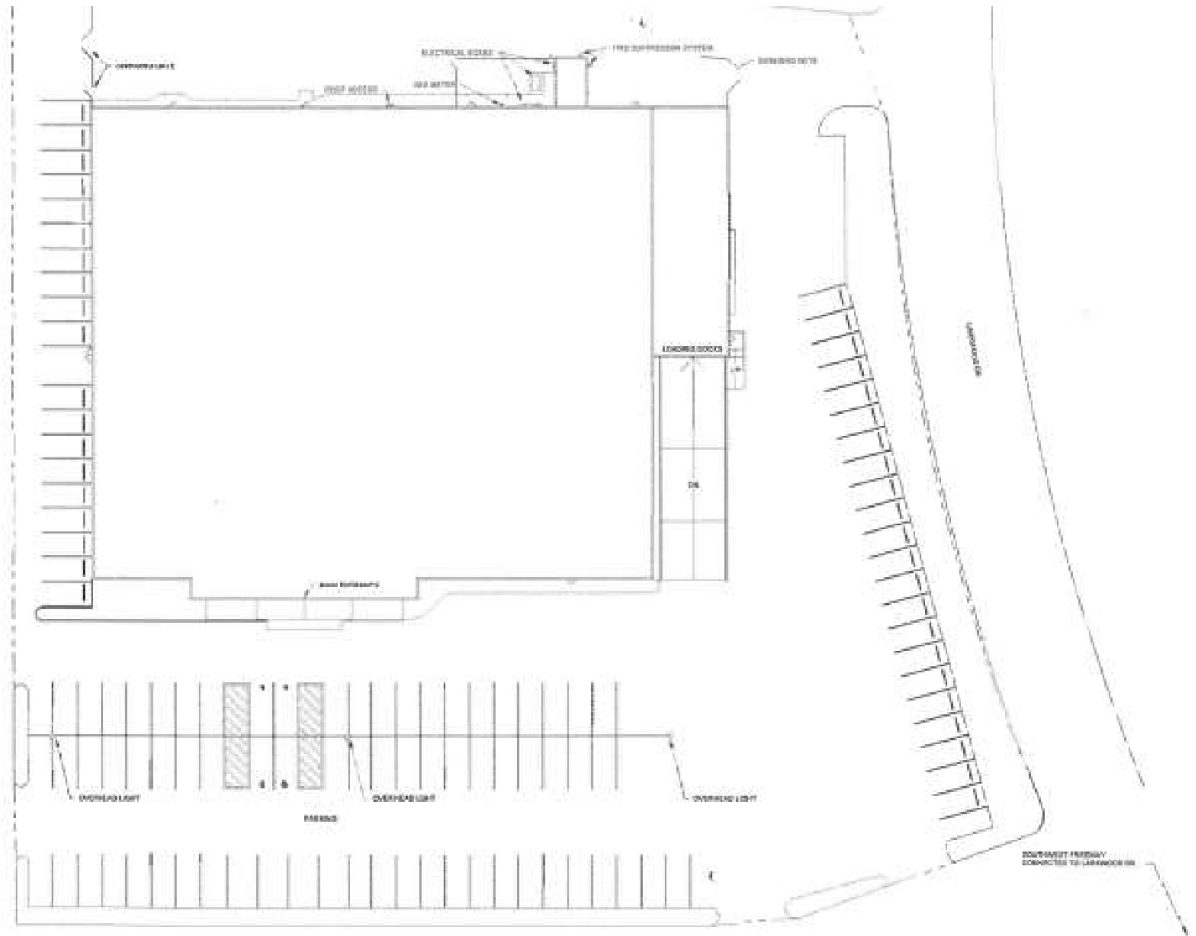
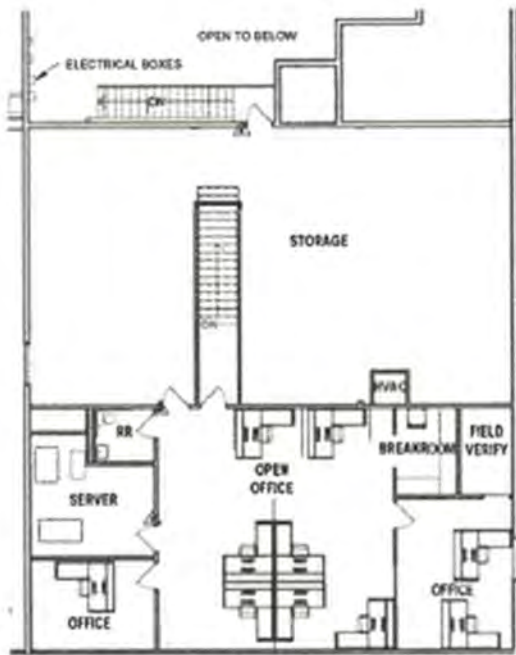
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## FLOOR 1 39,209 SF



## FLOOR 2 3,713 SF



### Building Area:

1st Floor:  
39,209 SF

2nd Floor:  
3,713 SF

### Approx Total:

Site Area:  
114,146 SF

Total:  
42,922 SF

Yard Area:  
71,224 SF

# FLOOR PLAN



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Bintliff Dr



Larkwood Dr

7071 SOUTHWEST FREEWAY

AERIAL  
MAP



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