

ALD-WEST Commerce Center

INSITE
Commercial Real Estate

17205 - 17221 ALDINE WESTFIELD RD • HOUSTON, TX 77073



FOR SALE OR LEASE

FROM 53,040 TO 82,680 SQUARE FEET

5 BUILDING INDUSTRIAL DEVELOPMENT ON FORMER BAKER HUGHES HQ SITE

BUILDING DETAILS:

- New tilt-wall construction
- Dock-high, side load
- 32' clear height
- ESFR sprinklers
- 3 Phase/480 Volt - 600 to 800 Amp Electrical Services
- Regional detention
- City of Houston utilities
- 2.198 percent tax rate
- No flood plain
- Development by Urban Companies
- **CALL FOR PRICING**



CONTACT INFORMATION

JOHN STAVINOHA
jstavinoha@insiterealty.com
713.339.5333

STEVE HAZEL
shazel@insiterealty.com
713.339.5317

ALD-WEST Commerce Center

ALDINE WESTFIELD RD • HOUSTON, TX 77073



BUILDING ONE

- 54,600 SF
- Office Build to Suit
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' speed bay (50'x50' typical bay)
- 130' truck court (shared)
- 24 car parks + 2 handicap
- Site size: +/-2.49 acres

BUILDING TWO

- 82,680 SF
- Office Build to Suit (3,120 SF Pop-Out)
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' speed bay (52'x48.75' typical bay)
- 190' truck court
- 38 car parks + 2 handicap
- Site size: +/-4.14 acres

BUILDING THREE

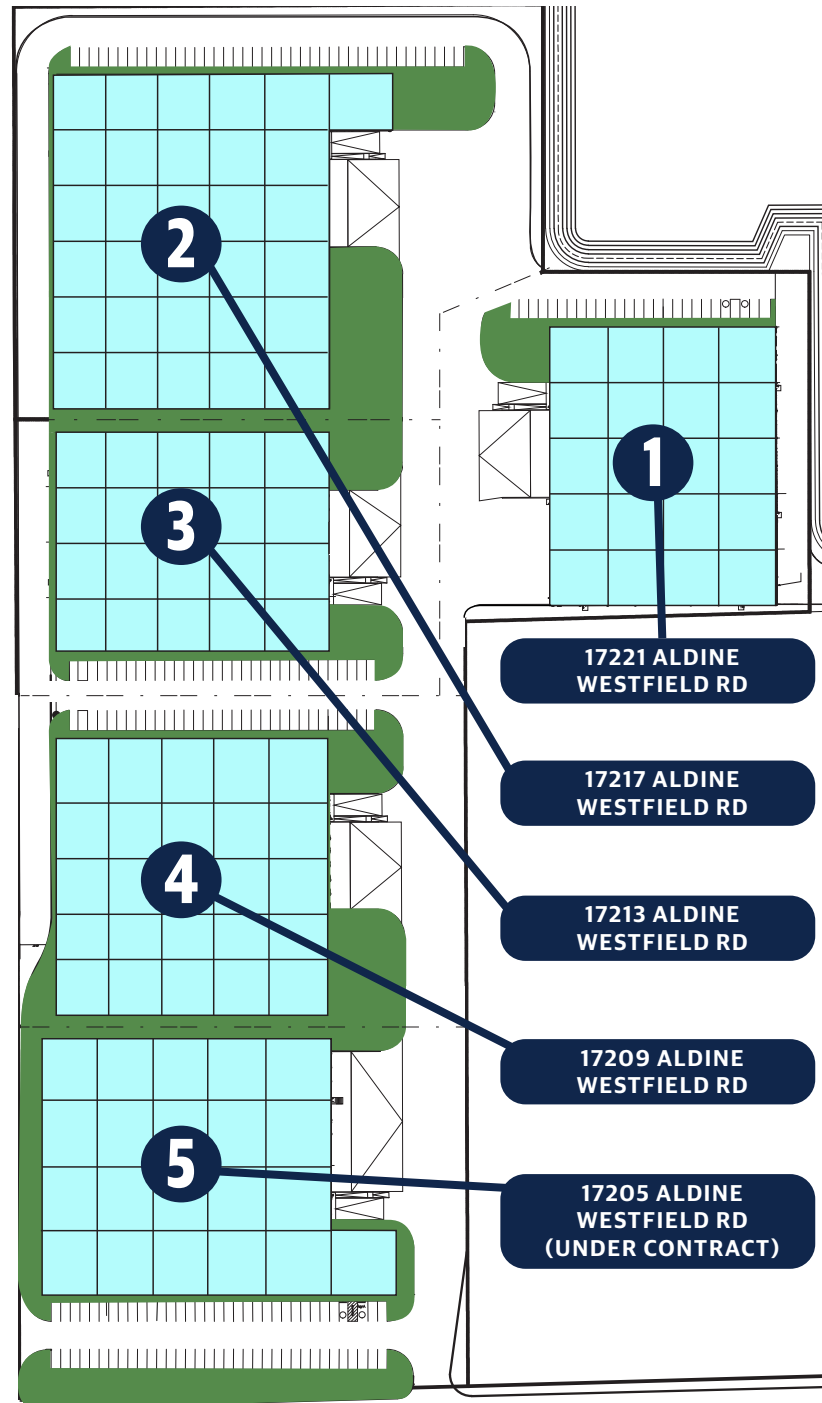
- 53,040 SF
- Office Build to Suit
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' speed bay (52'x48.75' typical bay)
- 130' truck court (shared)
- 29 car parks + 2 handicap
- Site size: +/-2.39 acres

BUILDING FOUR

- 66,300 SF
- Office Build to Suit
- 6 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' speed bay (52'x48.75' typical bay)
- 130' truck court
- 29 car parks + 2 handicap
- Site size: +/-3.00 acres

BUILDING FIVE (UNDER CONTRACT)

- 68,400 SF
- Office Build to Suit (3,120 SF Pop-Out)
- 9 (9'x10') dock high doors, 1 ramp (14'x16')
- 60' speed bay (52'x50' typical bay)
- 130' truck court
- 67 car parks + 2 handicap
- Site size: +/-3.30 acres



CONTACT INFORMATION

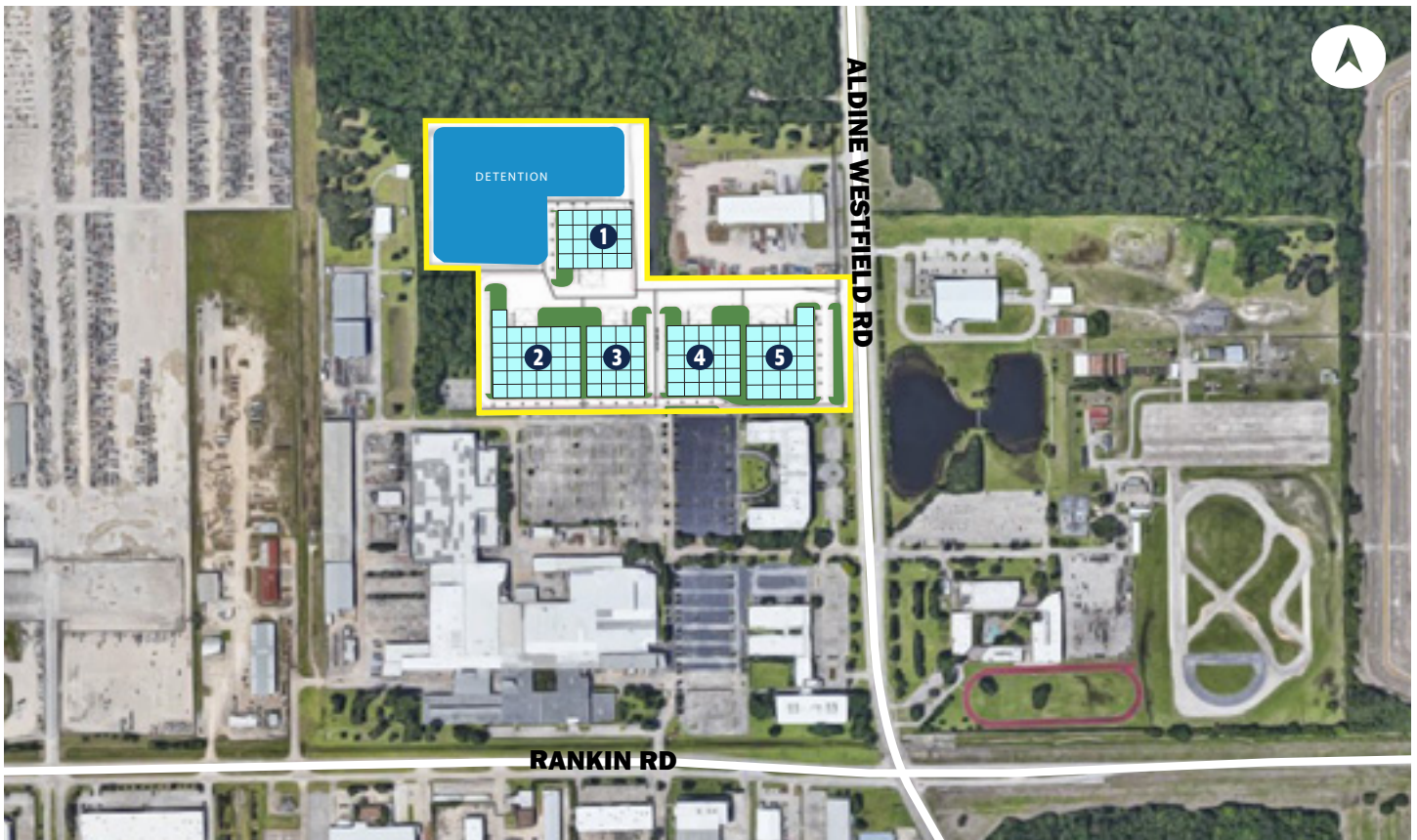
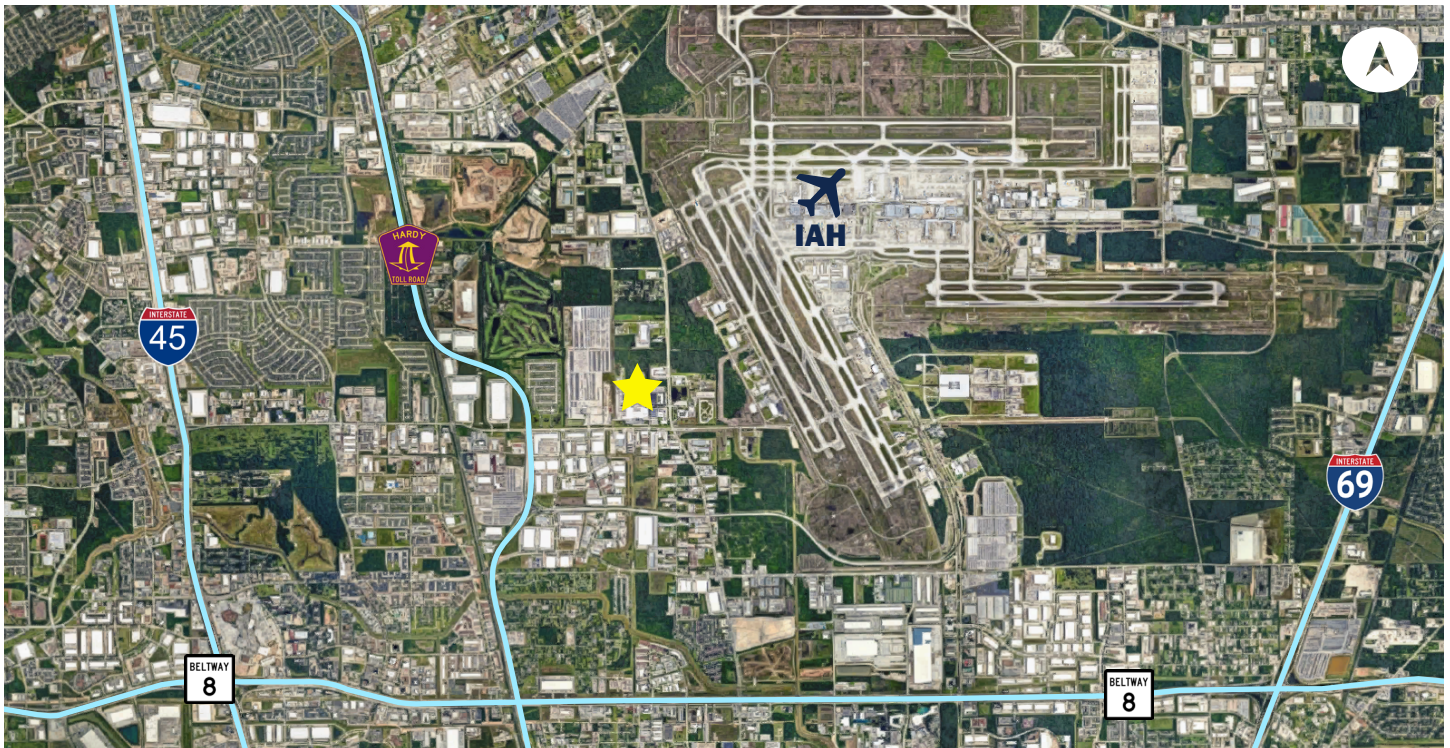
JOHN STAVINOHA
jstavinoha@insiterealty.com
713.339.5333

STEVE HAZEL
shazel@insiterealty.com
713.339.5317

ALD-WEST Commerce Center

ALDINE WESTFIELD RD • HOUSTON, TX 77073

INSITE
Commercial Real Estate



CONTACT INFORMATION

JOHN STAVINOHA
jstavinoha@insiterealty.com
713.339.5333

STEVE HAZEL
shazel@insiterealty.com
713.339.5317