

# FOR LEASE

12418 N LAKE HOUSTON PKWY  
HOUSTON, TX 77044



**±2.8 ACRES**  
122,107 SF

Premier commercial land with excellent frontage and great access. Fully fenced and gated property with on-site office building and additional structure.

## ENTIRE PROPERTY OR PORTION OF LAND AVAILABLE

Flexible & negotiable lease terms to fit your needs.



## PROPERTY HIGHLIGHTS



**FULLY FENCED & GATED**  
Secure and private property with gated entrance.



**OFFICE ON SITE**  
Manufactured building approximately 1,275 SF – ideal for office or administrative use.



**ADDITIONAL STRUCTURE**  
Small secondary structure on the property.



**EXCELLENT ACCESS**  
Convenient access to Beltway 8 and major thoroughfares.

## IDEAL USES

- ✓ Contractor Yard
- ✓ Trucking & Fleet Parking
- ✓ Equipment Storage
- ✓ Construction / Landscaping Businesses
- ✓ Outdoor Storage
- ✓ Vehicle, Boat, RV & Trailer Storage
- ✓ Manufacturing Support
- ✓ Distribution / Logistics
- ✓ And More



## FLEXIBLE LEASING OPTIONS

Lease the entire property or a portion of the land to fit your needs.

Terms are negotiable.  
We are open to flexible configurations and lease structures.



**832-377-0432**  
Call or Text



**Excellent Location.**  
**Endless Possibilities.**



## SCHEDULE A SHOWING TODAY!

Great space. Flexible terms.  
Let's make it work for you.