

FOR SALE

**13028 Garrett Road**

Houston, TX 77044



**16,000 SF AVAILABLE**

**Contacts:**

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**CUSHMAN &  
WAKEFIELD**

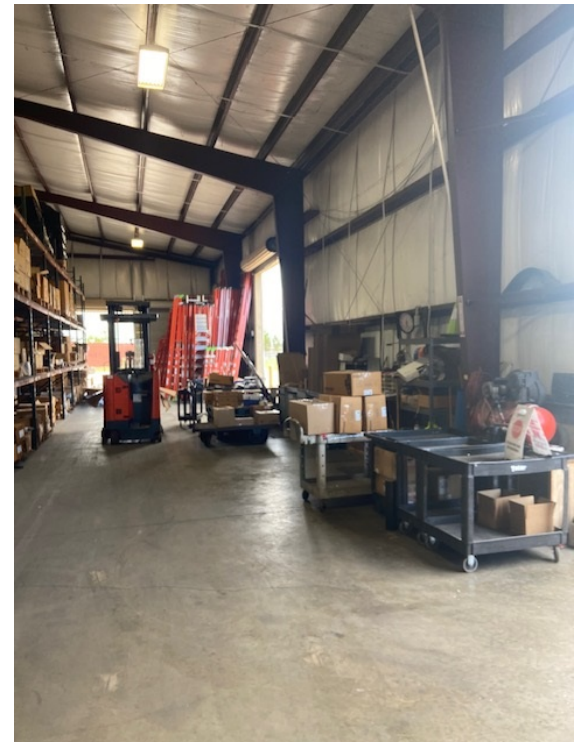
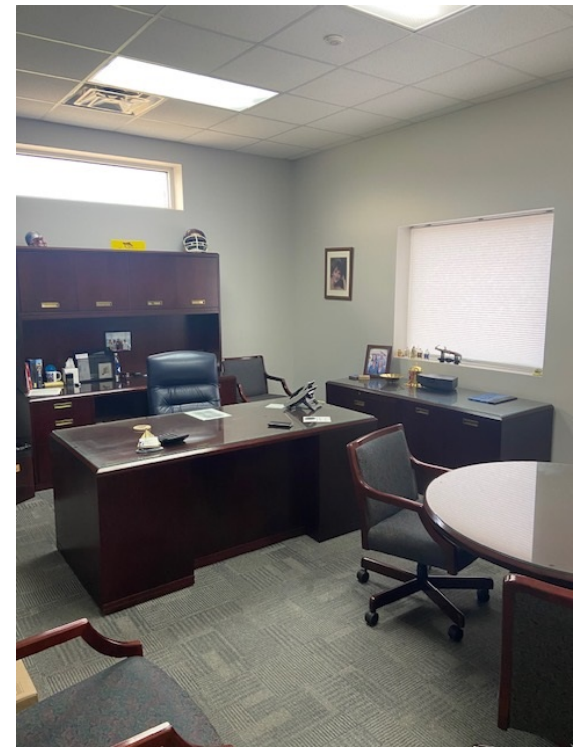
# PROPERTY HIGHLIGHTS

- 16,000 SF Warehouse on 2.5342 Acres of Land
- 4,000 SF of office area
- 80' Clear span building fully insulated
- 20' Eve height
- 3 Power roof exhaust fans
- 2 Grade level doors (12' x 14')
- 2 Dock well doors
- Automatic entrance gate
- Access driveway to East Belt
- Close proximity to Generation Park
- Easy access to IAH and the Houston Port
- Available Mid April 2025
- Do not disturb tenant
- Call Broker for pricing



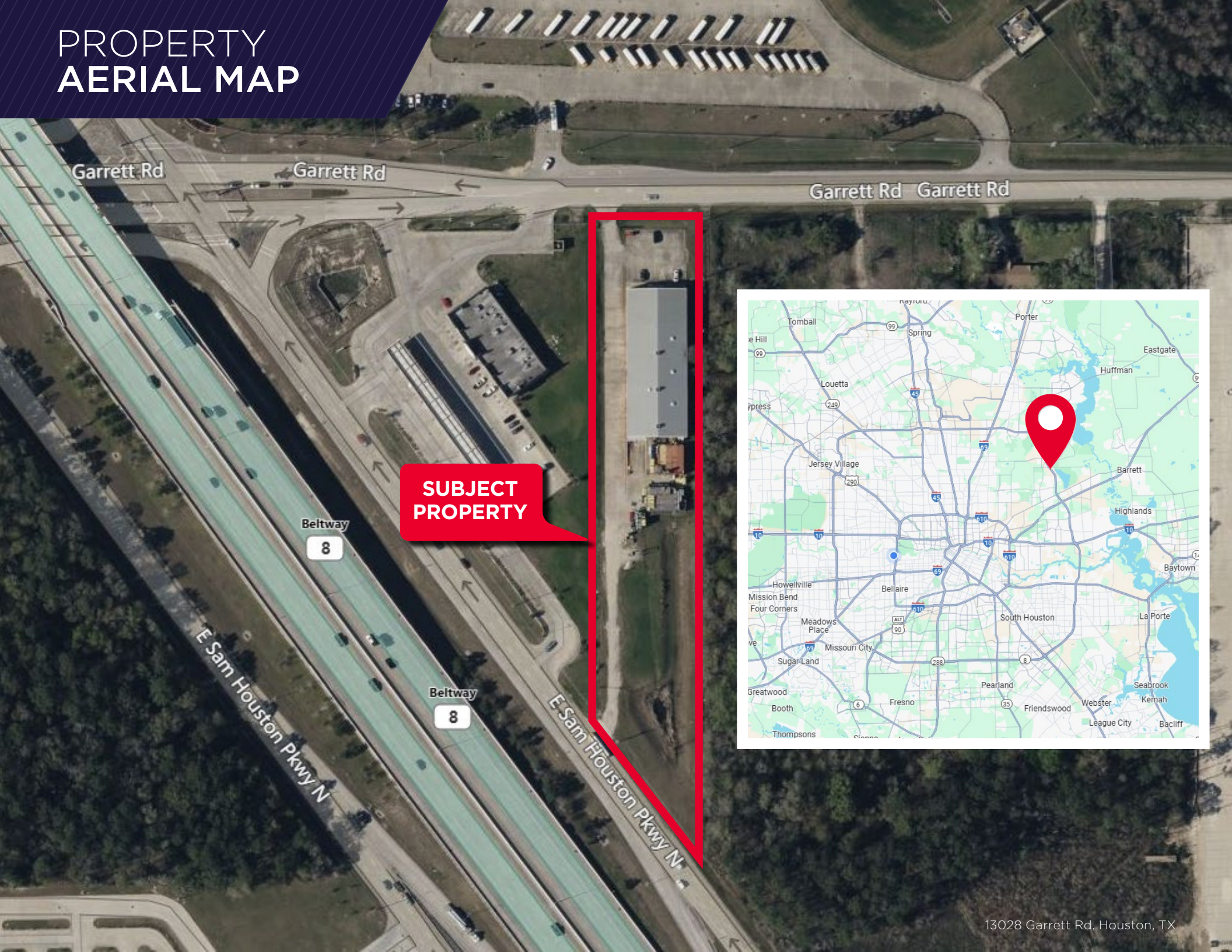


# PROPERTY PHOTOS





# PROPERTY AERIAL MAP



Garrett Rd

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Garrett Rd Garrett Rd

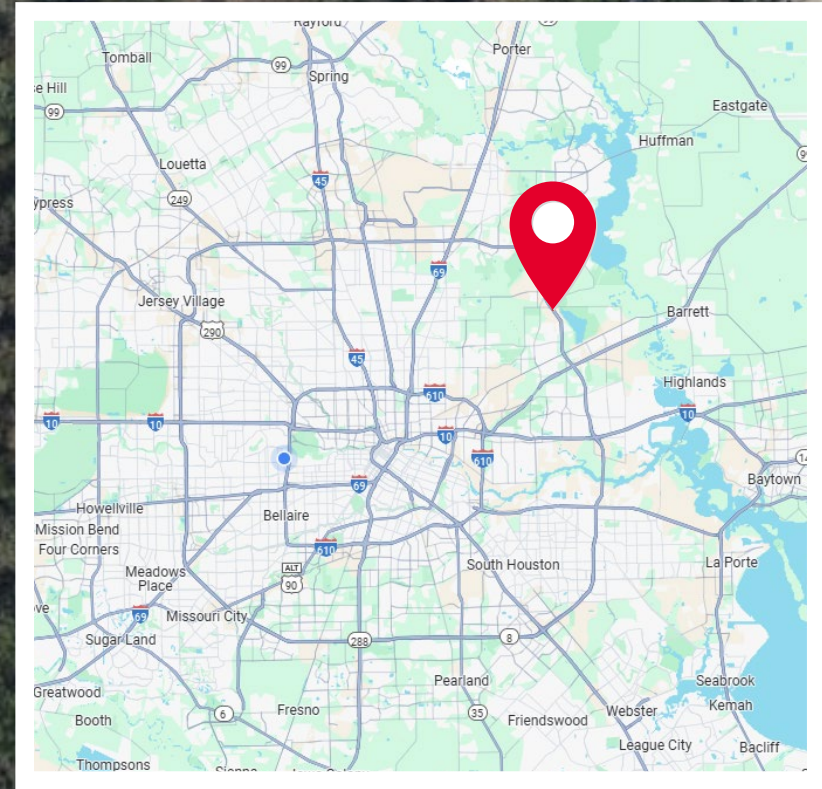
**SUBJECT  
PROPERTY**

Beltway  
8

Beltway  
8

E Sam Houston Pkwy N

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