

284,960 SF
Available for Lease



Constellation Rosslyn

11892 N. Houston Rosslyn Road, Houston, TX 77086

Available Q4 2025



100K to 284K
SF available

36'
clear height

1.3 miles from
HWY 249

3.5 miles to
Beltway 8



- Premier infill location in Houston's Northwest submarket
- Convenient access to Hwy 249 and Beltway 8
- State-of-the-art building featuring 36' clear height, 185' truck court and four points of ingress/egress
- 70 additional trailer spaces or 1.7 acres of outside storage
- Fully fenced/secure premises
- "Green ready" design encompasses conduit for EV charging stations and roof spec sufficient for solar to accommodate ESG needs

A Development of
constellation
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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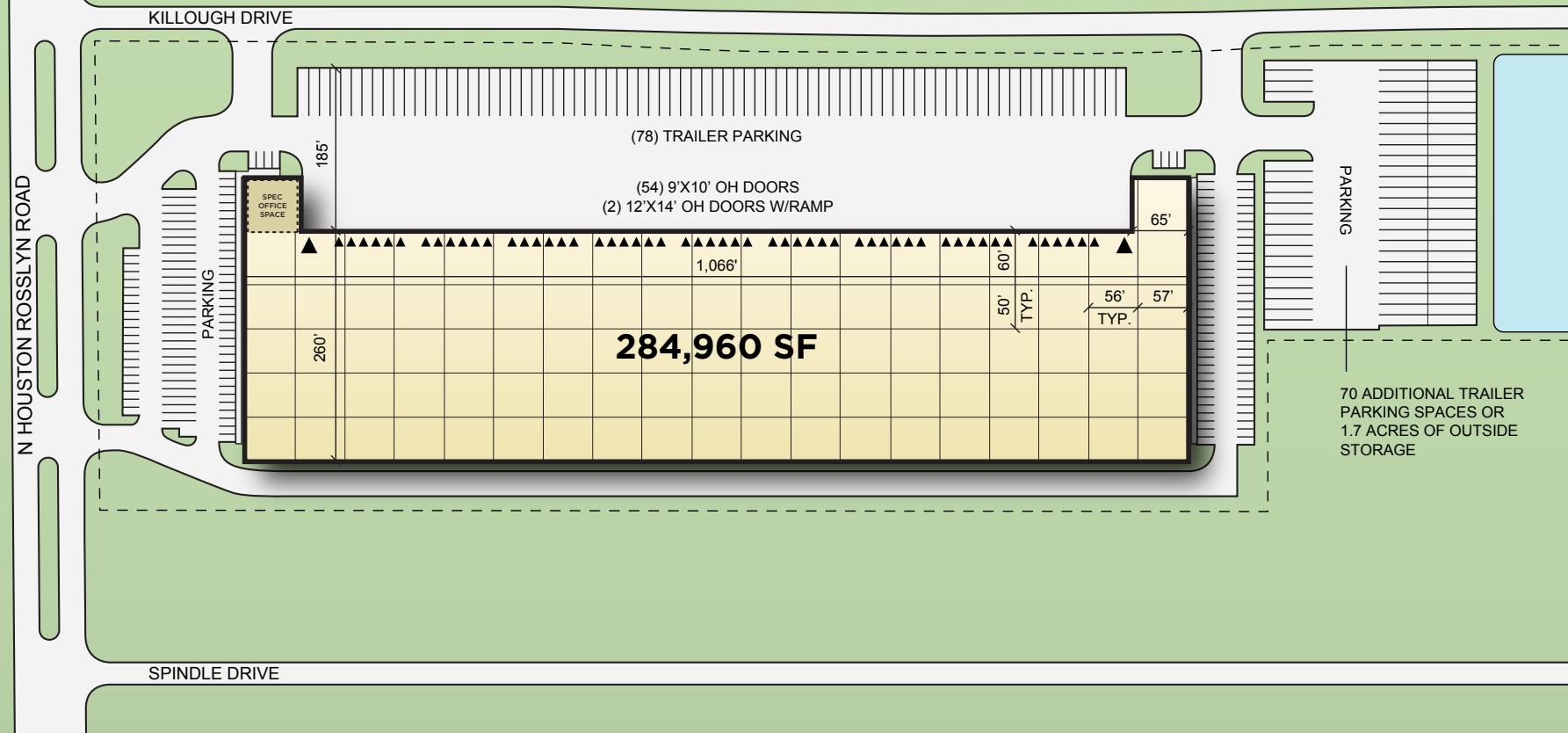
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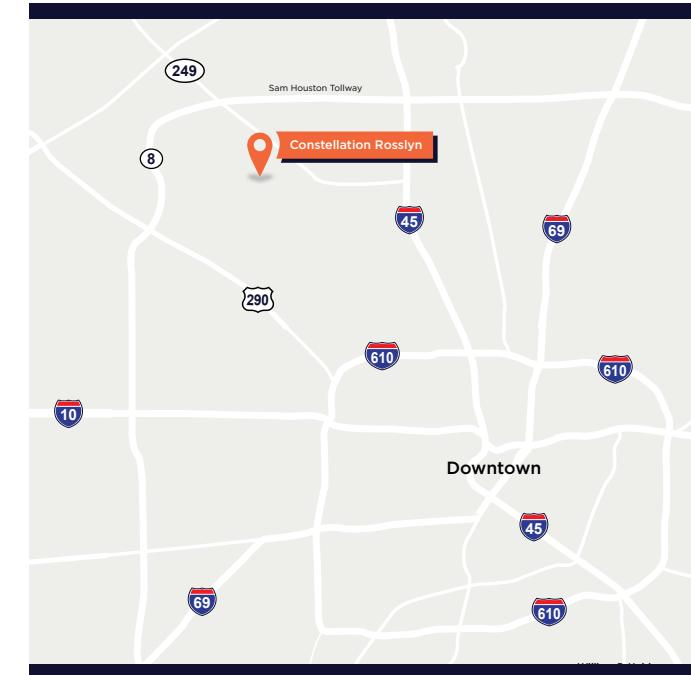
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■ BUILDING DETAILS

- Spec Office Buildout: 4,163 SF
- Front load configuration
- 36' clear height
- 185' truck court
- 78 trailer spaces
- 54 9'x10' overhead doors
- 24 mechanical pit levelers
- 2 drive-in 12'x14' motorized overhead doors with ramp
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 192 parking spaces



www.constellationrep.com



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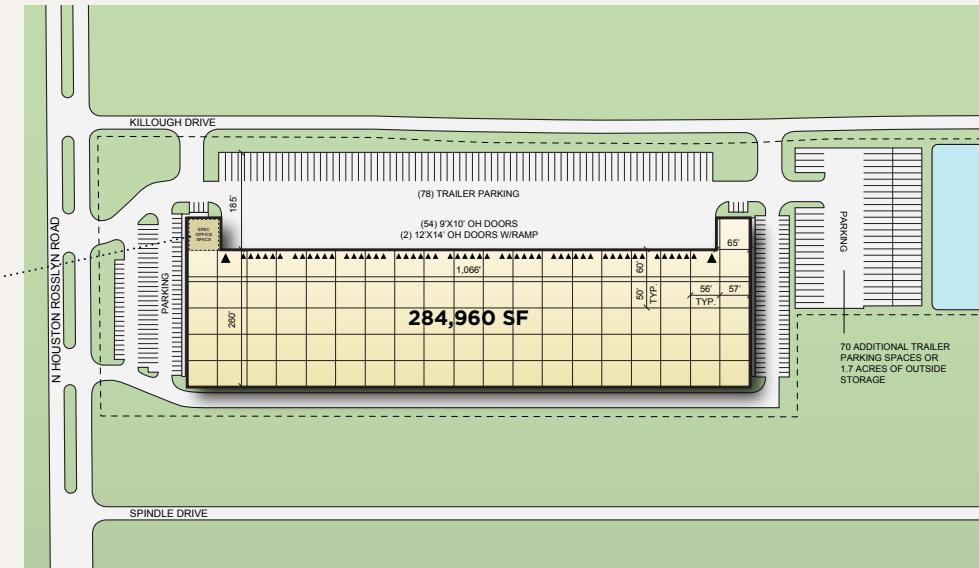
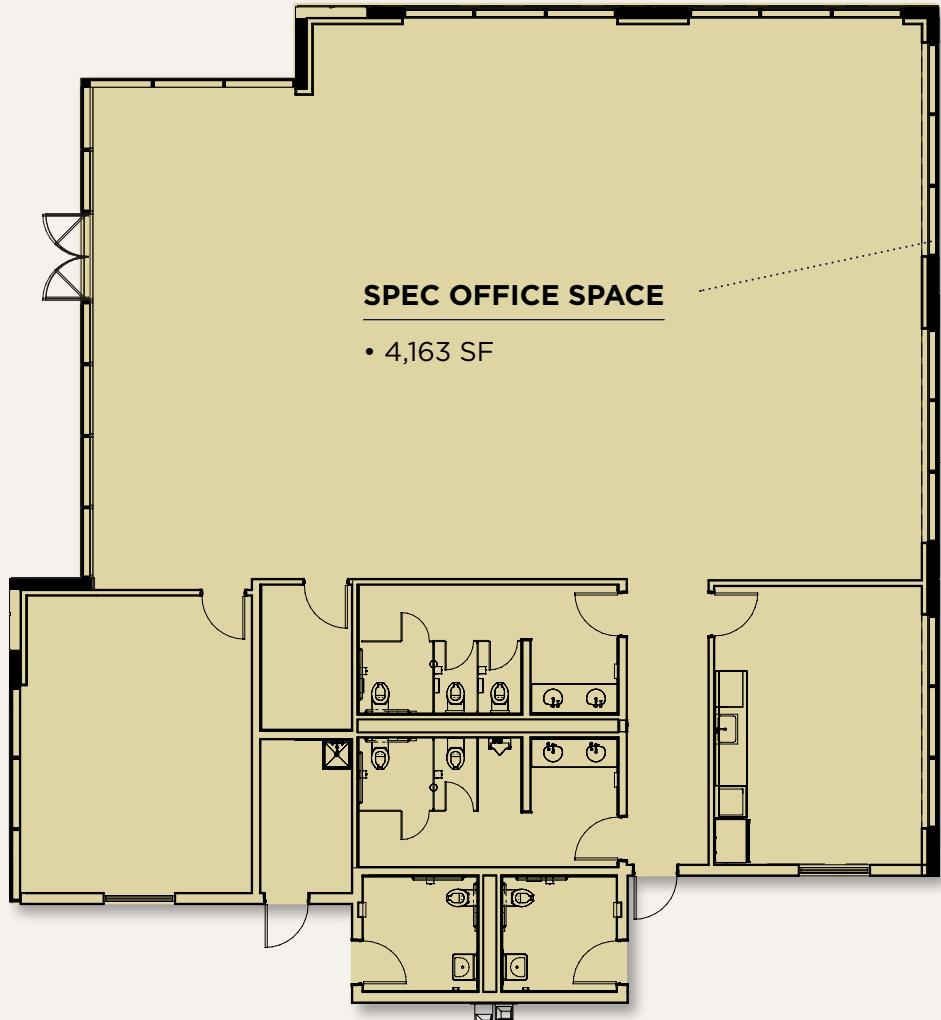
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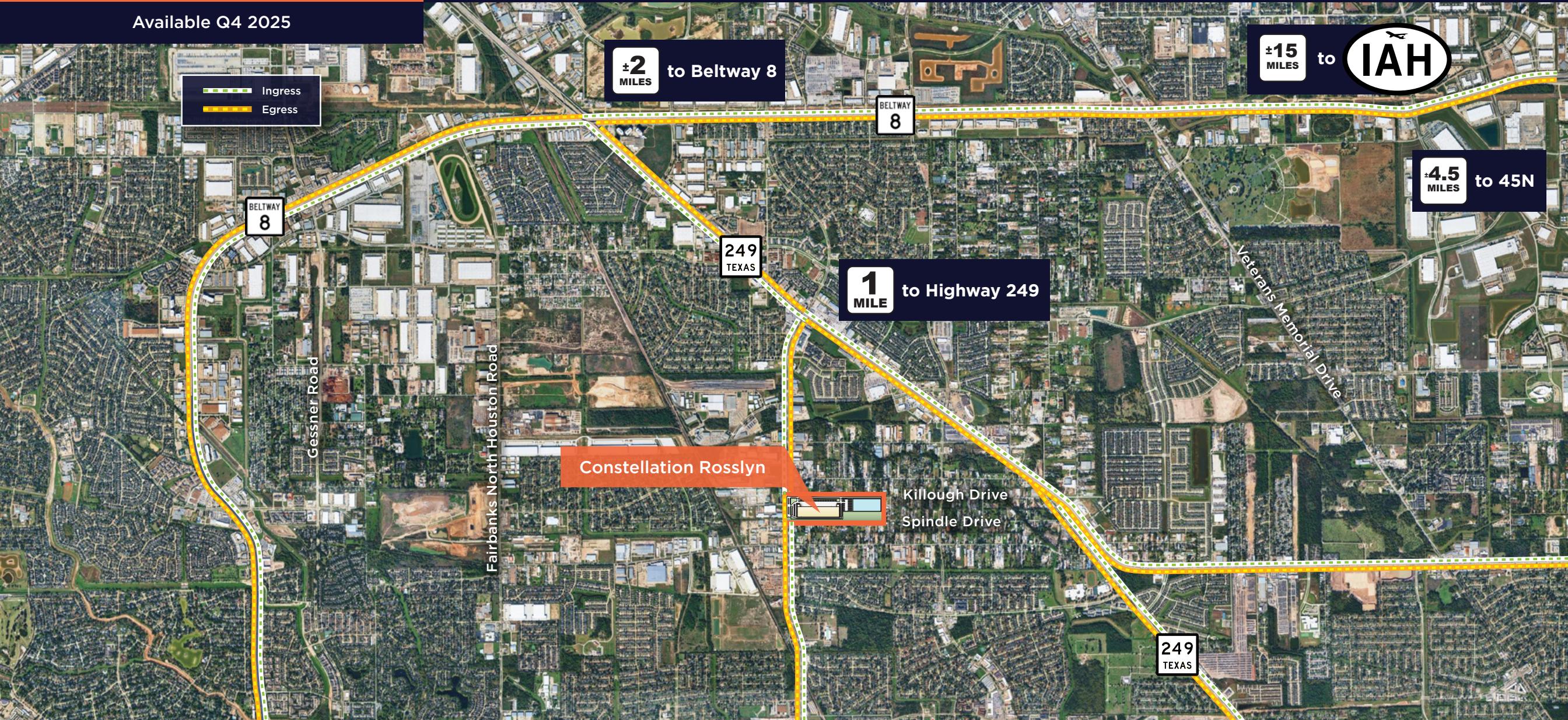
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Example of Spec Office Space

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