



6301-6335 Ashcroft Dr

Houston, TX 77081

INVESTMENT OPPORTUNITY

71,250 SF

TOTAL BUILDING AREA

1.84 ACRES

SITE AREA

16'

CLEAR HEIGHT

69%

OCCUPANCY

Property Features

- Grade Level Loading
- Tilt-Wall Construction
- Built in 1977
- Infill Houston Location
- Flex / Value-add Opportunity

Investment Highlights

Located in the established Southwest Houston submarket, 6301-6335 Ashcroft Dr offers an infill investment opportunity with strong fundamentals and long-term upside. The property's central location provides excellent access to major commercial corridors, a dense surrounding population, and a diverse tenant base, supporting continued demand for industrial and flex space in the area.



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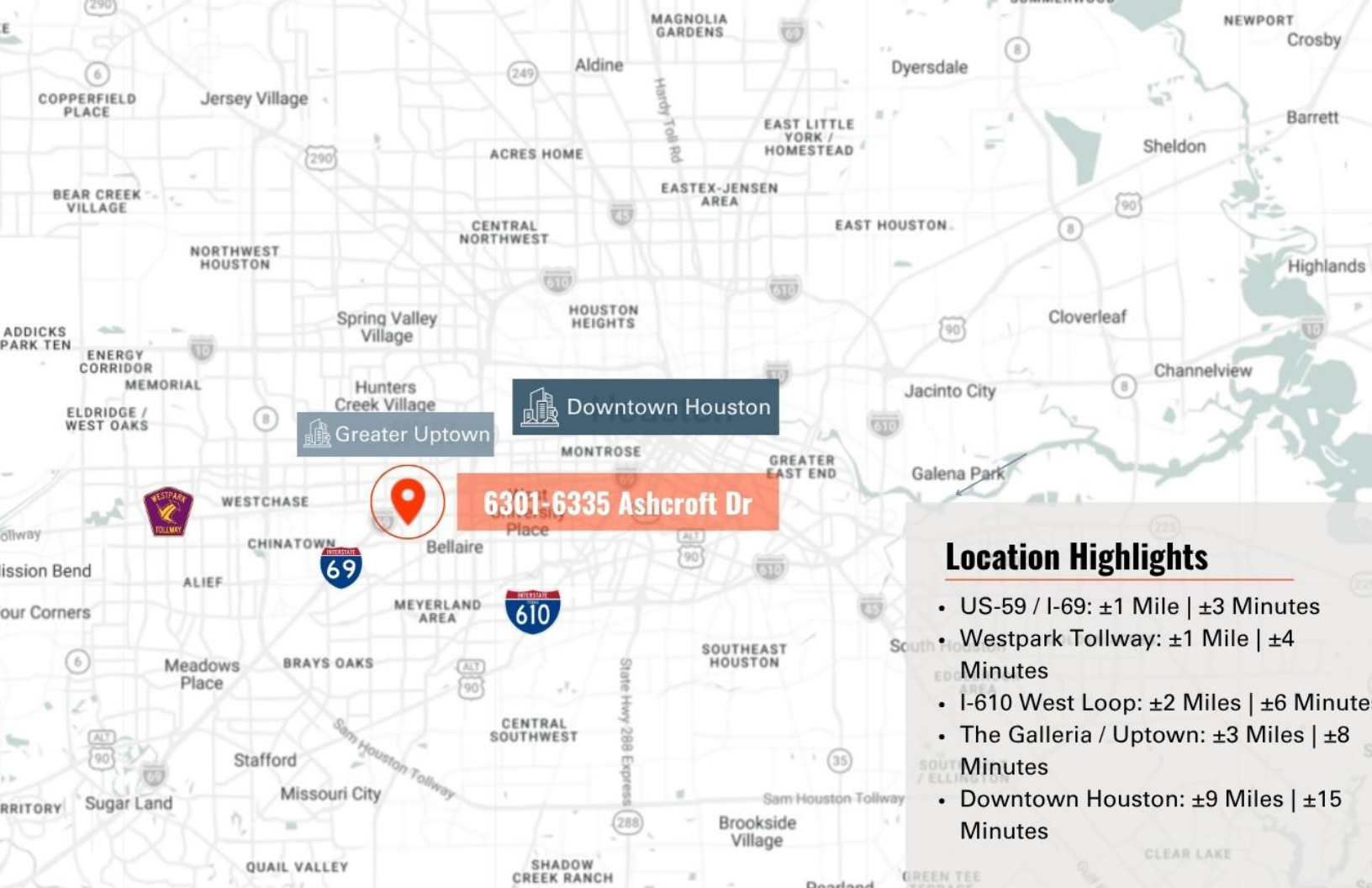
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Greater Uptown

Downtown Houston

6301-6335 Ashcroft Dr

Location Highlights

- US-59 / I-69: ± 1 Mile | ± 3 Minutes
- Westpark Tollway: ± 1 Mile | ± 4 Minutes
- I-610 West Loop: ± 2 Miles | ± 6 Minutes
- The Galleria / Uptown: ± 3 Miles | ± 8 Minutes
- Downtown Houston: ± 9 Miles | ± 15 Minutes