

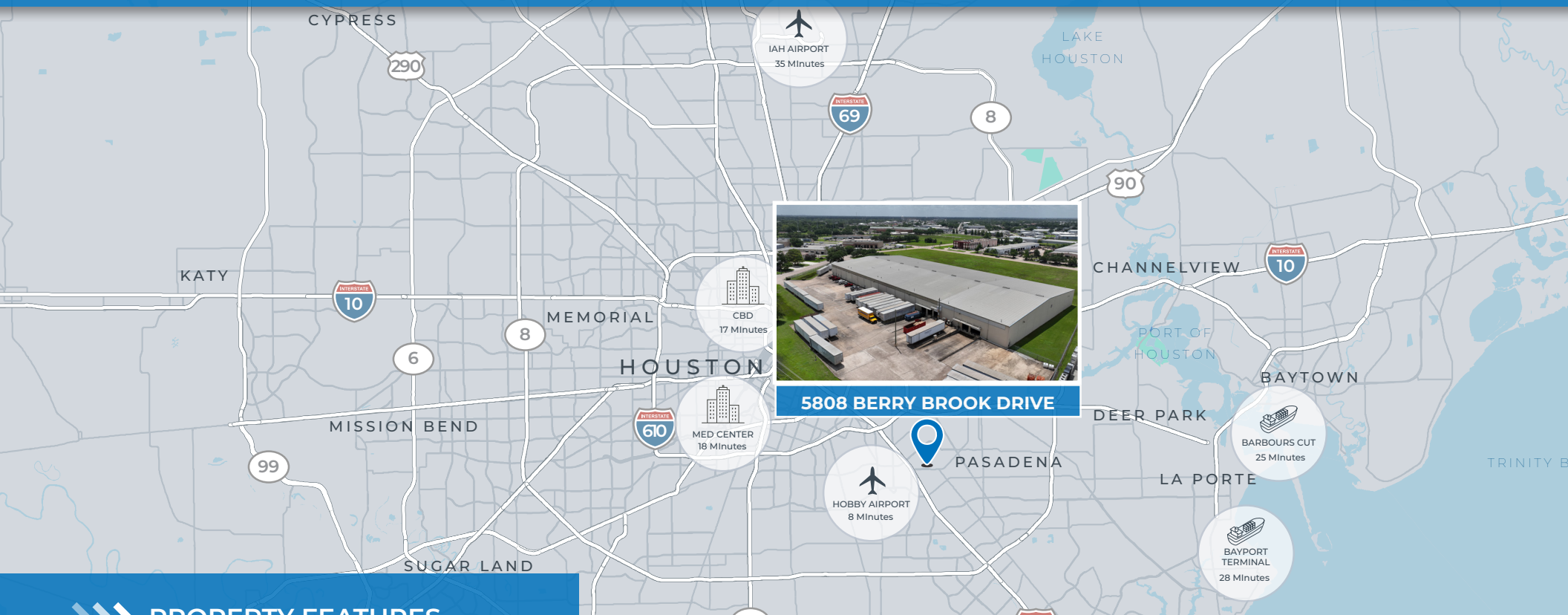
5808
BERRY BROOK
Houston, TX 77017


TRANSWESTERN
REAL ESTATE
SERVICES



>>> FOR SALE OR LEASE 90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land

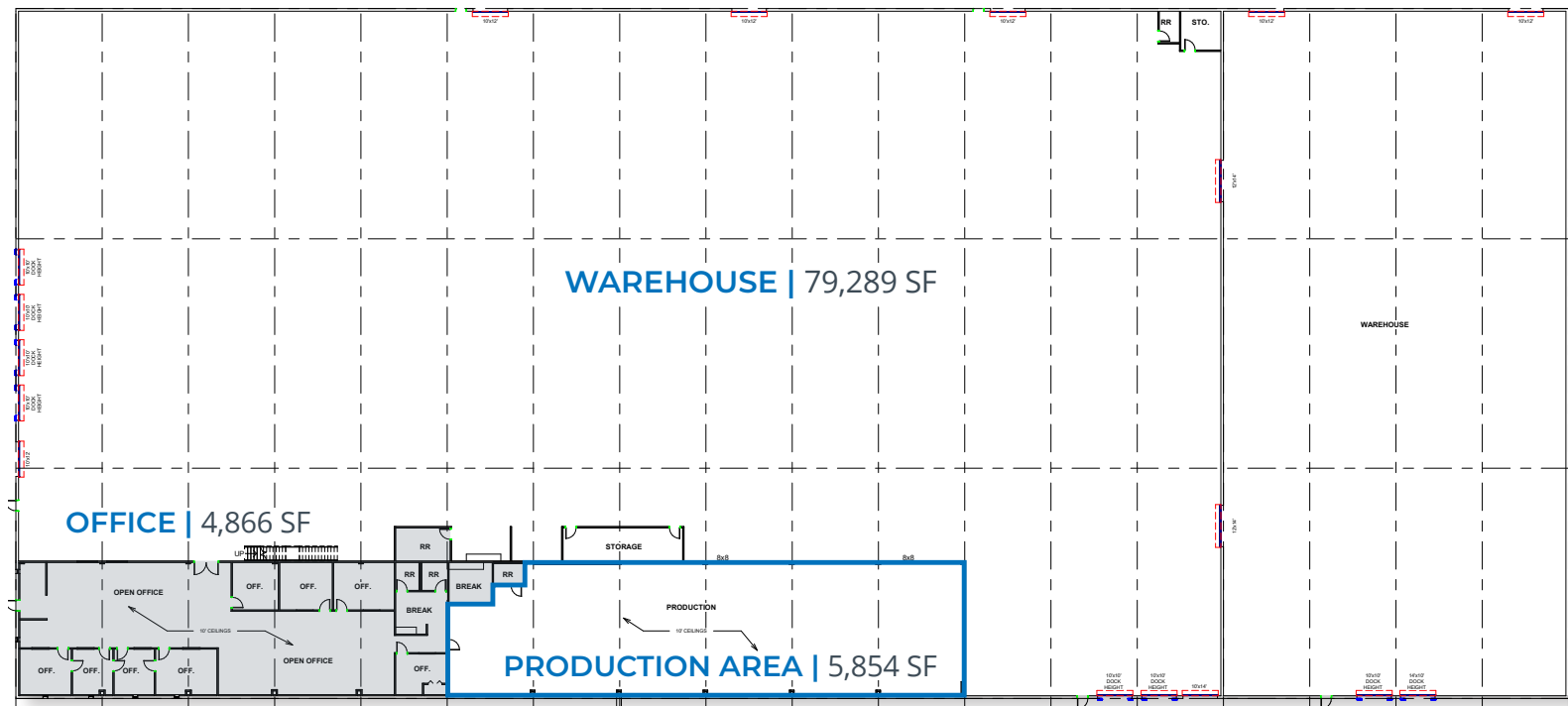
90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land



PROPERTY FEATURES

- 90,000 SF Freestanding Building
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area
- 10,711 SF Mezzanine Storage Area (Not Factored in Total Square Footage)
- Heavy Power: 3 Phase, 4 Wire, 120/240 volt, 2,000 Amp Electrical Service
- Compressed Air Lines and Power Distribution Throughout Warehouse
- Maximum 32' Clear Height
- Wet Sprinkler System
- Eight (8) Dock-High Loading Doors (One Oversized Door)
- Two (2) Drive-In Ramps
- Seven (7) Big Ass Fans in Warehouse
- Private, Fenced, 150' Truck Court – Room for Trailer or Product Storage
- 4.5 Acres of Adjacent Excess Land – Can be Stabilized for Lay Down Yard

>>> FLOOR PLAN



90,000 SF
TOTAL

- 79,289 SF Warehouse
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area

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OVERHEAD DOORS

4.5 ACRES FOR POTENTIAL BUILDING EXPANSION,
LAYDOWN YARD, OR TRAILER PARKING

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»»» PROPERTY PHOTOS





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