

**APEX
REALTORS**

Bedford Warehouses

**12021 Bedford St, Houston
TX 77031**

**Flex
Warehouse**

**For Lease
or Sale**



**Omar Ahmad
(713) 538- 6645**

APEXREALTORS.COM
omar@apexrealtors.com

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

ABOUT THE PROPERTY

Located in Southwest Houston, 12021 Bedford St offers a brand-new flex/warehouse opportunity with $\pm 17,250$ SF across two freestanding buildings on approximately 1.22 acres. The property provides excellent flexibility with individual suites ranging from 1,500 SF to 1,650 SF and the ability to combine suites for users requiring up to 9,000 SF of contiguous space.

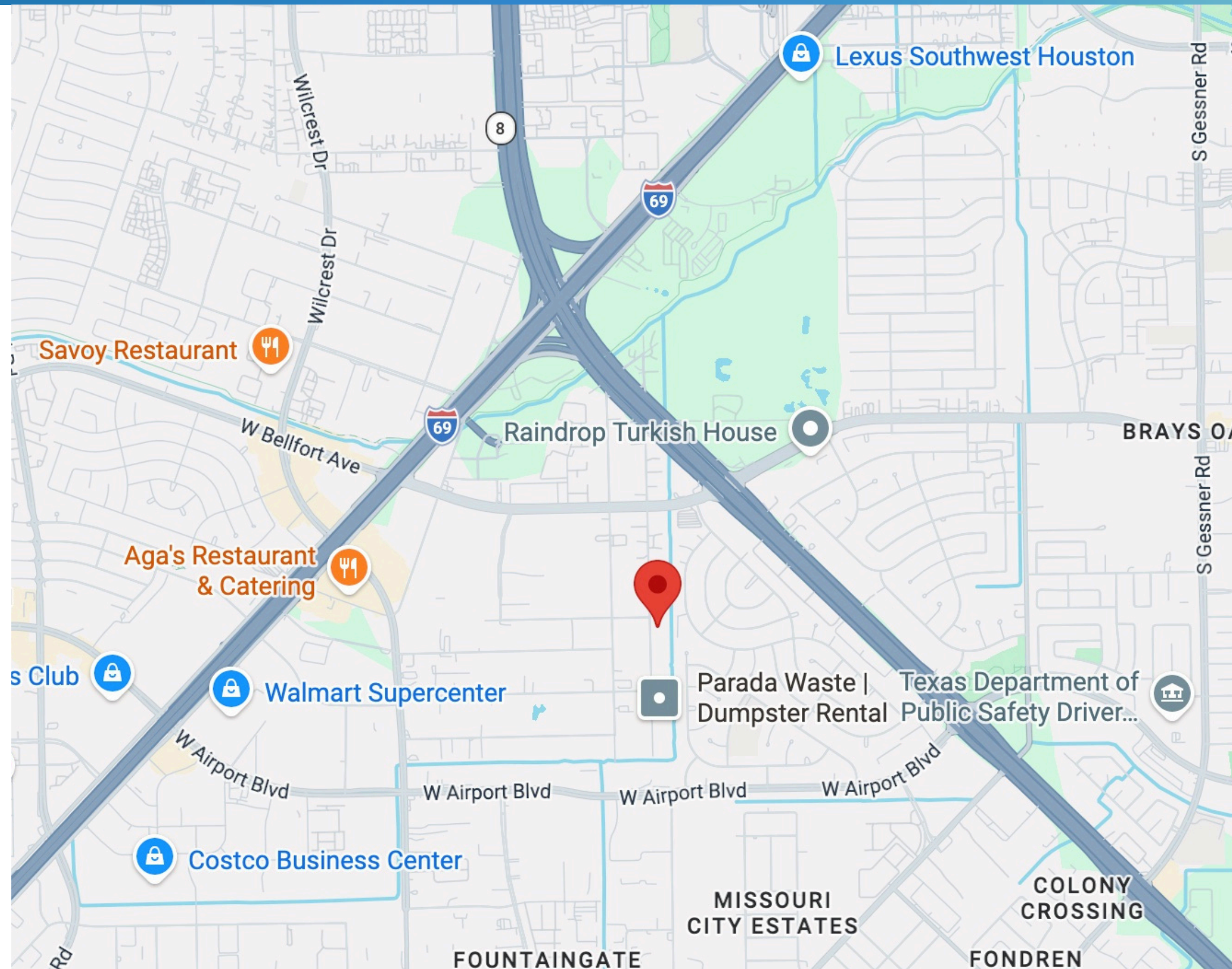
Designed to accommodate a variety of industrial and commercial users, the property is ideal for warehouse, distribution, showroom, contractor, automotive, fabrication, light manufacturing, storage, and owner-user applications. Each building offers grade-level loading, approximately 17'4" clear height, 600-amp three-phase electrical service, and office space available to be built to suit.

The property features two freestanding buildings with Building 1 offering up to 8,250 SF and Building 2 offering up to 9,000 SF, providing tenants with the flexibility to lease a single suite or expand into additional space as their business grows.

New construction with controlled access, a fenced lot, signage opportunities, 24-hour access, and convenient flex-space configurations make 12021 Bedford St an excellent opportunity for businesses seeking modern industrial space in Southwest Houston.

IDEAL USES

Contractors • Distributors • E-Commerce • Automotive • Light Manufacturing • Fabrication • Equipment Rental • Service Businesses • Warehouse/Storage • Wholesale



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±8,250 SF Freestanding Building 1

• ±9,000 SF Freestanding Building 2

• Office Build-to-suit

• Metal with façade

• 14'7" to ~ 16'7" Clear Height

**• 3 Phase, 120/208 V, 600 Amp Power
for Each Building**

• Five (5) Grade-Level Door (Bldg #1)

• Six (6) Grade-Level Door (Bldg #2)



**Rental rate upon request.
Available Now
Lease term: 3- 5 years**

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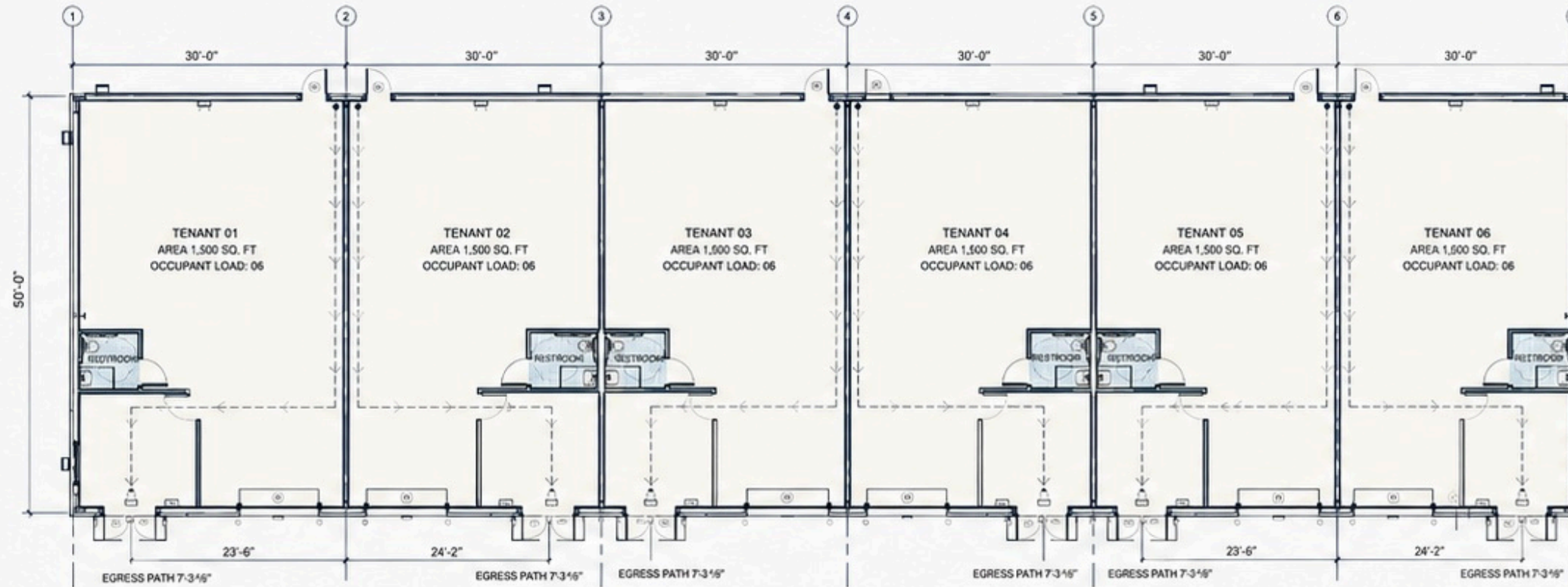


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FLOOR PLAN



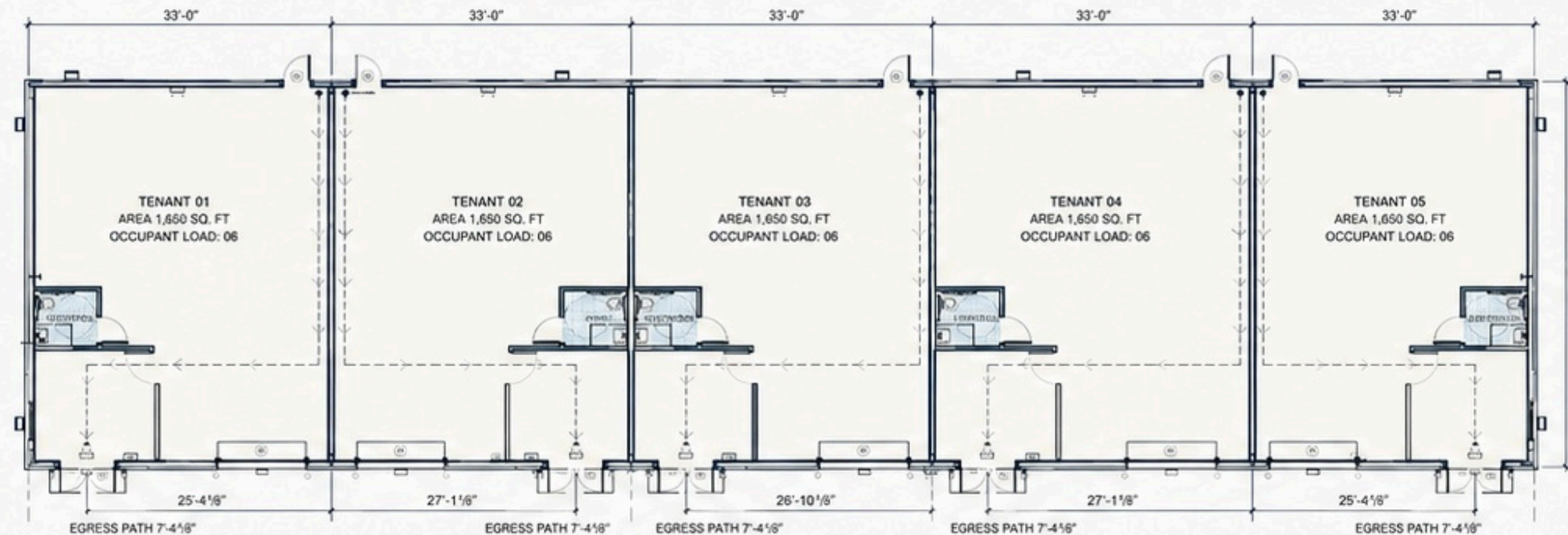
11 LIFE SAFETY PLAN
Scale 1/8" = 1'-0"

Building 2 (6 units Max)

9,000 SF

1,500 SF (min) – 9,000 SF (max)

FLOOR PLAN



11 LIFE SAFETY PLAN
Scale 1/8" = 1'-0"

Building 1 (5 units Max)

8,250 SF

1,650 SF (min) – 8,250 SF (max)

