

FOR LEASE

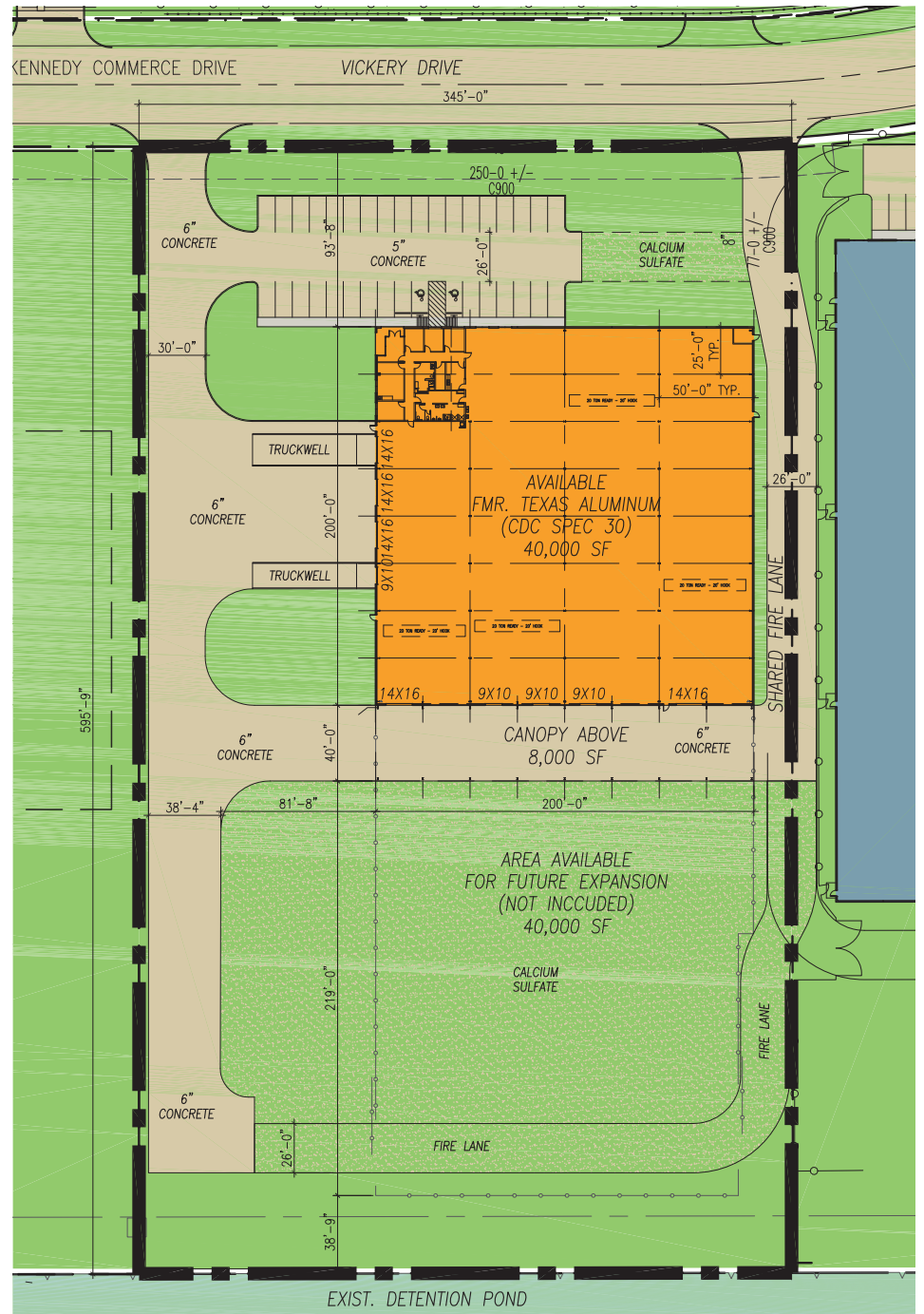
20-Ton Crane Ready Warehouse with Stabilized Yard

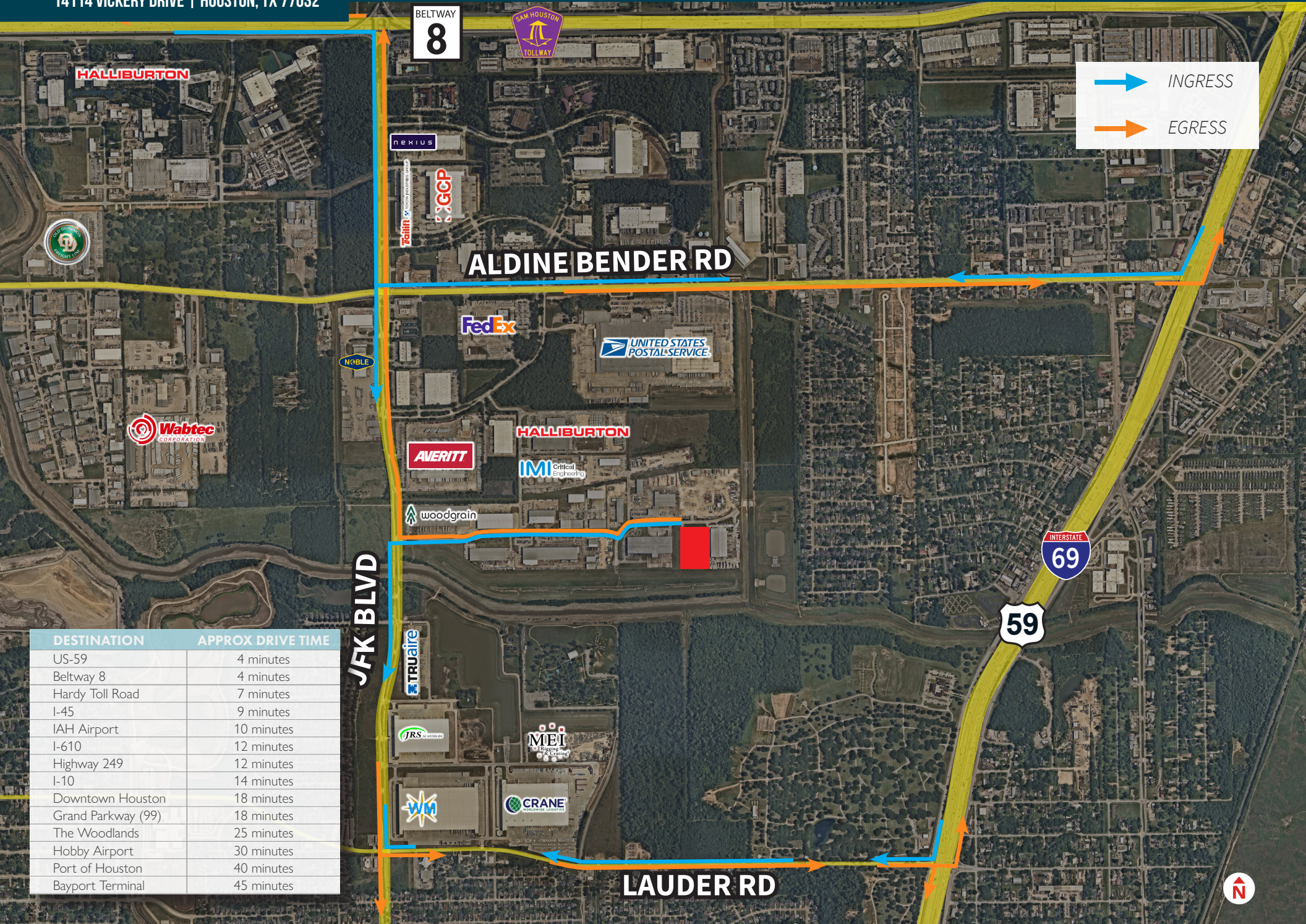
14114 Vickery Drive
Kennedy Greens Business Park
Houston, TX 77032



PROPERTY HIGHLIGHTS

- 40,000 SF Total (Expandable to 80,000 SF)
- 2,400 SF Office
- 4.7 Acres Total (Fully Stabilized/Paved)
- 20-Ton Crane Ready (4 – 50' Spans x 25' Centers), 20' Hook Height
- (4) Grade Level (14' x 16' Doors)
- (3) Grade Level (9' x 10' Doors)
- (2) Truck Well Doors (14' x 16')
- 28' Eave Height
- Concrete Tilt Wall Construction
- 35 Employee Parking Spots (Expandable)
- Fully Sprinklered (ESFR Possible)
- Fully Fenced w/ Drive Around Capability
- 8,000 SF Canopy, not included in total SF calculation (40' Eave Height)
- 800 amps, 480v 3phase power
- Located in Harris County, outside of City Limits
- Deed Restricted Business Park with Professional Management
- Regional Detention in Place
- Lease Rate: \$0.89/SF NNN
- Estimated Opex of \$0.32/SF (2023)





➔ INGRESS
➔ EGRESS

DESTINATION	APPROX DRIVE TIME
US-59	4 minutes
Beltway 8	4 minutes
Hardy Toll Road	7 minutes
I-45	9 minutes
IAH Airport	10 minutes
I-610	12 minutes
Highway 249	12 minutes
I-10	14 minutes
Downtown Houston	18 minutes
Grand Parkway (99)	18 minutes
The Woodlands	25 minutes
Hobby Airport	30 minutes
Port of Houston	40 minutes
Bayport Terminal	45 minutes





FOR MORE INFORMATION, PLEASE CONTACT:

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