



FOR LEASE

N. SHEPHERD BUSINESS CENTER

7801 N. Shepherd, Suite 108
Houston, Texas 77088

AN EXCLUSIVE LINK INDUSTRIAL PROPERTY



SUITE SIZE

± 12,800 SF
OFFICE: 2,212 SF
WAREHOUSE: 10,588 SF

LOCATION OVERVIEW

North Shepherd Frontage.
Excellent access to I-45, 610 & Bltwy 8

ZONING

INDUSTRIAL

BUILDING SPECIFICATIONS

Address: 7801 N. Shepherd, Suite 108 Houston, Texas 77088

Suite size: ± 12,800 SF

Office: 2,212 SF

Warehouse: 10,588 SF

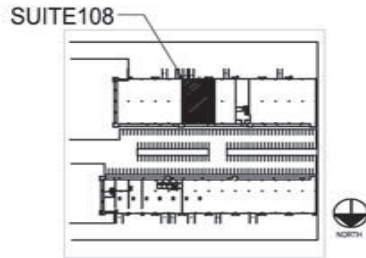
- Property Features:
- North Shepherd Frontage
 - Ready for occupancy
 - Masonry Construction
 - Great truck access
 - 18' Clear Height
 - Tenant Improvements available
 - (1) Dock high
 - (1) Semi dock
 - (1) Grade level loading door

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Ed Bane, SIOR
Jon Michael, SIOR
(713)-589-3353

LEASED BY:





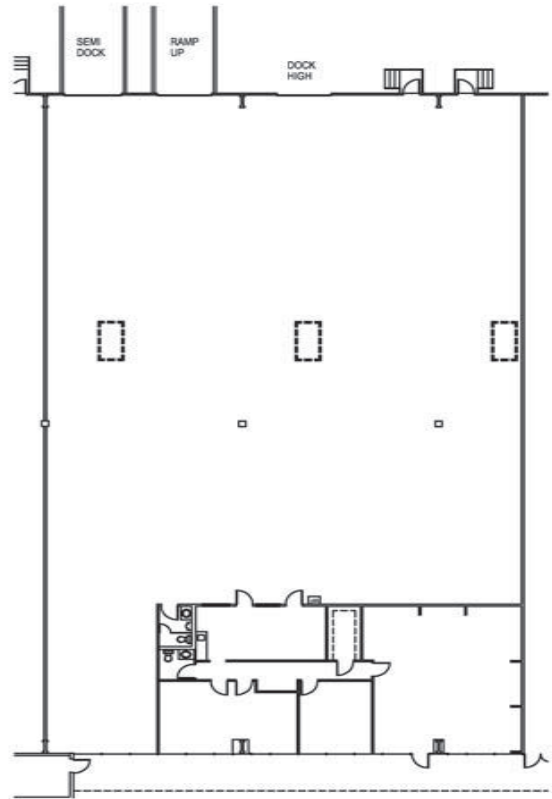
BUILDING FEATURES

- DOCK HIGH, SEMI-DOCK, AND GRADE LEVEL LOADING
- MASONRY CONSTRUCTION
- 16'-18' CLEAR HEIGHT
- NORTH SHEPHERD FRONTAGE AND GREAT ACCESS TO I-45, 610 AND BELTWAY 8

APPROXIMATE AREA

- OFFICE 2212 S.F.
 - WAREHOUSE 10588 S.F.
-
- 12800 S.F.

**7801 N. Shepherd
Suite 108**



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LEASED BY:



OWNED BY:

