

## Rare Lease Opportunity

17555 Roberts Rd, Hockley, TX 77447



**David Gross**

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# Building 7

Upon Request

FULL HVAC IN WAREHOUSE. TURF & SHEETROCK IN WAREHOUSE. OVER \$100K IN PREVIOUS TENANT IMPROVEMENTS TO WAREHOUSE ALONE. EXCELLENT LOCATION IN CONTROLLED BUSINESS PARK NEAR 290 & 99. ABUNDANT PARKING. HIGH END OFFICE & RECEPTION SPACE. TURN-KEY & READY TO GO FOR THE NEXT TENANT. CALL OR EMAIL FOR LEASE DETAILS....

- FULL HVAC IN WAREHOUSE
- TURF & SHEETROCK IN WAREHOUSE
- EXCELLENT PARKING
- CONSTROLLED BUSINESS PARK
- NEAR 290 & 99



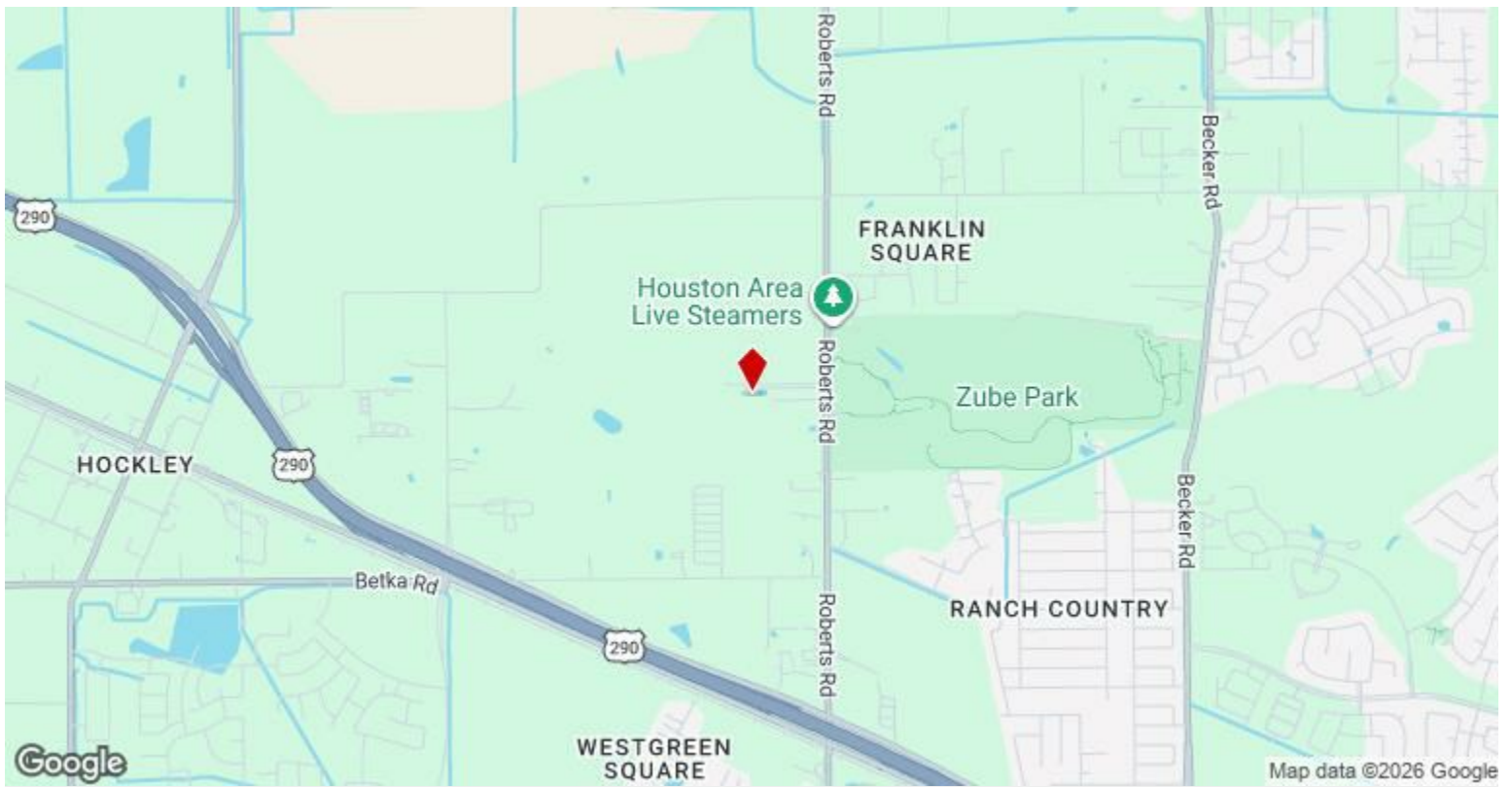
Rental Rate:	Upon Request
Property Type:	Industrial Office/Warehouse
Property Subtype:	Light Industrial
Building Class:	B
Rentable Building Area:	8,125 SF
Year Built:	2022
Rental Rate Mo:	Upon Request

## 1st Floor

1

Space Available	8,125 SF
Rental Rate	Upon Request
Date Available	March 23, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

FULL HVAC IN WAREHOUSE, TURF AND SHEETROCK IN WAREHOUSE, LARGE OPEN OFFICE/RECEPTION AREA, TURN-KEY AND READY FOR NEW TENANT WITH OVER \$100K OF TENANT IMPROVEMENTS TO WAREHOUSE ALONE. NEWER 2022 CONSTRUCTION, EXCELLENT CONDITION, IN ONE OF THE MOST DESIRED CONTROLLED BUSINESS PARKS NEAR 290 & 99. CALL OR EMAIL FOR LEASE DETAILS.



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FULL HVAC IN WAREHOUSE. TURF & SHEETROCK IN WAREHOUSE. OVER \$100K IN PREVIOUS TENANT IMPROVEMENTS TO WAREHOUSE ALONE. EXCELLENT LOCATION IN CONTROLLED BUSINESS PARK NEAR 290 & 99. ABUNDANT PARKING. HIGH END OFFICE & RECEPTION SPACE. TURN-KEY & READY TO GO FOR THE NEXT TENANT. CALL OR EMAIL FOR LEASE DETAILS.

# Property Photos



Hockley Gym--Overhead



Hockley Gym--Entrance

# Property Photos



# Property Photos



Hockley Gym--Gym Nook

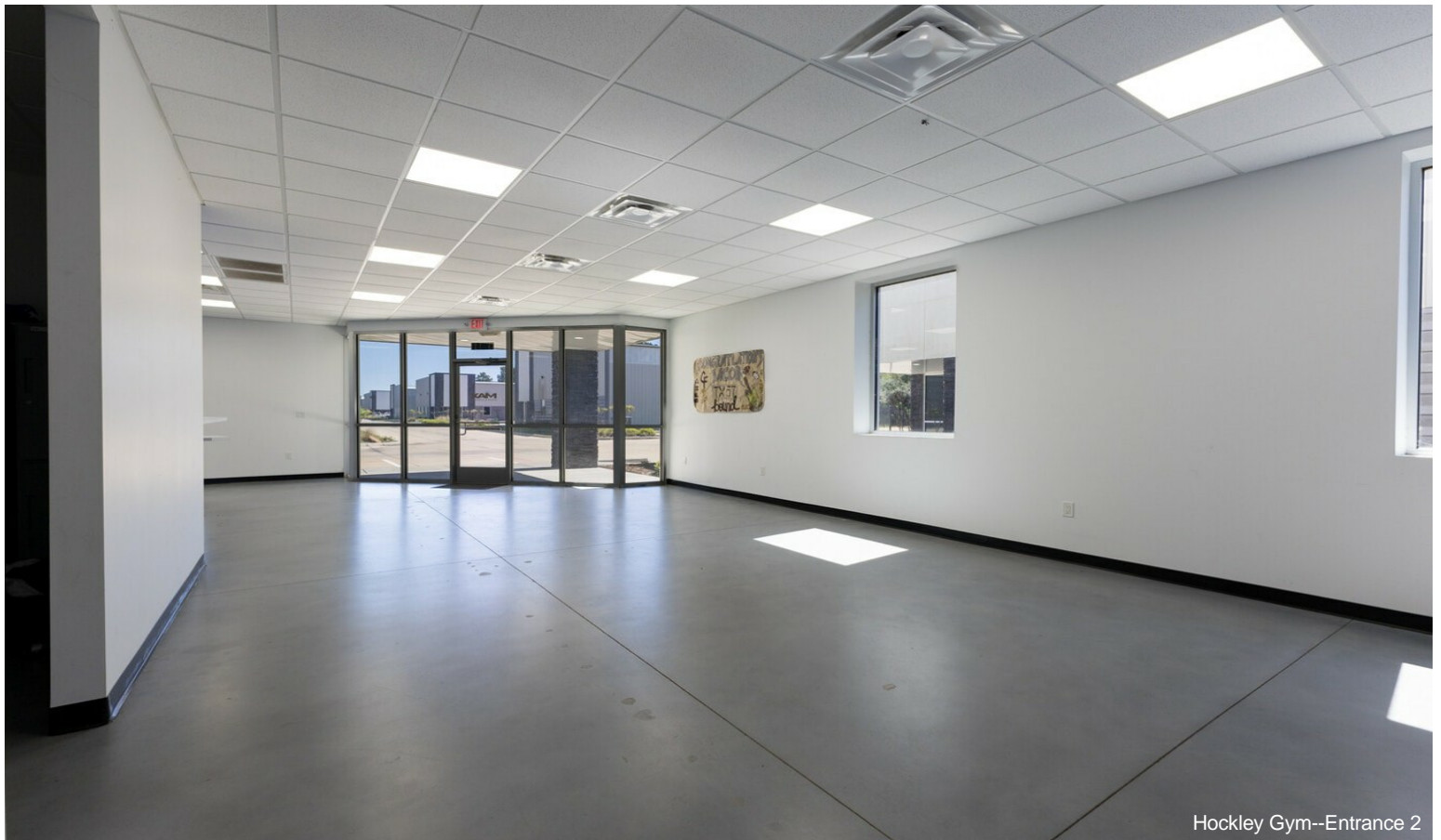


Hockley Gym--Break Room

# Property Photos



Hockley Gym--Bathroom



Hockley Gym--Entrance 2