

Building #4

20212 Hempstead Rd, Houston, TX 77065

Presented By:
Tomball Car Connect LLC



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Property Details

Recently renovated 4,500 SF office/warehouse space in 290 Gateway Park near Hwy 290 and Hwy 6. The space includes approximately 1,100 SF of office and 3,400 SF of warehouse, with 20' clear height, 3-phase 480V power, a grade-level roll-up door, and a 10-ton AC unit serving the warehouse area for climate-controlled warehouse functionality.

The office area includes private offices, restrooms, and a breakroom, with updated flooring, bathroom tile, and fresh paint completed in 2026. The warehouse offers a clean, flexible layout suitable for contractors, service businesses, specialty trades, light industrial users, storage, distribution, showroom/warehouse, fleet-based businesses, and companies needing a professional office presence with functional warehouse space.

Flexible lease structures may be considered for qualified tenants, including a modified gross lease option. Contact owner for estimated total monthly occupancy cost and showing availability.

Price: \$18.00 /SF/YR

- Climate controlled 10-ton A/C unit inside warehouse
- Three-phase 480V power
- Renovated in 2026 with new flooring, tile in bathrooms, and fresh paint throughout

View the full listing here: <https://www.loopnet.com/Listing/20212-Hempstead-Rd-Houston-TX/40901740/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	4,500 SF
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Year Built:	2016
Rental Rate Mo:	\$1.50 /SF/MO

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Listing space

1st Floor Ste 4

Space Available:	4,500 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	April 01, 2027
Service Type:	Industrial Gross
Office Size:	1,100 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

Beautifully renovated 4,500 SF industrial/flex warehouse space conveniently located near Highway 6 and Highway 290 in northwest Houston. The space was renovated in 2026 with new flooring, updated tile in the bathrooms, and fresh paint, giving it a clean and professional appearance throughout.

The unit includes approximately 1,100 SF of office space and 3,400 SF of warehouse space, making it ideal for a variety of office/warehouse, light industrial, storage, distribution, showroom, or service-based business uses. The office area features two private offices, a breakroom, and updated restrooms, while the warehouse area offers excellent functionality with a 12' x 12' roll-up door, three-phase 480V power, a 10-ton A/C unit serving the warehouse, and a large 14-foot warehouse fan for added air circulation.

This is a rare opportunity to lease a clean, move-in-ready warehouse space with upgraded finishes, strong power, and climate-controlled warehouse capability in a highly convenient location with quick access to major roadways.

Property Highlights

- * 4,500 SF total
- * Approximately 1,100 SF office
- * Approximately 3,400 SF warehouse
- * Renovated in 2026
- * New flooring
- * Updated bathroom tile
- * Fresh paint throughout
- * Two private offices
- * Breakroom
- * Updated restrooms
- * Three-phase 480V power
- * 10-ton A/C unit serving warehouse
- * Large 14-foot warehouse fan
- * 12' x 12' roll-up door
- * Convenient access to Highway 6 and Highway 290
- * Clean, professional, move-in-ready industrial/flex space

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Location



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Property Photos



IMG_9360



IMG_7351

Building #4

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Property Photos



IMG_7641



Office #1q.png Warehouse View 2.png Warehouse View 1.png Warehouse View.png Office #2.png Bathroom #2.png Bathroom Office #1.png Office #1-1.png Main Office Hallway.png Side of Building.png Front of

Building

Building #4

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Property Photos



IMG_2487



IMG_9180

Building #4

20212 Hempstead Rd, Houston, TX 77065

Property Photos



IMG_6938



IMG_9309

Building #4

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Property Photos



Building Photo



IMG_2070

Building #4

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Property Photos



IMG_9796

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