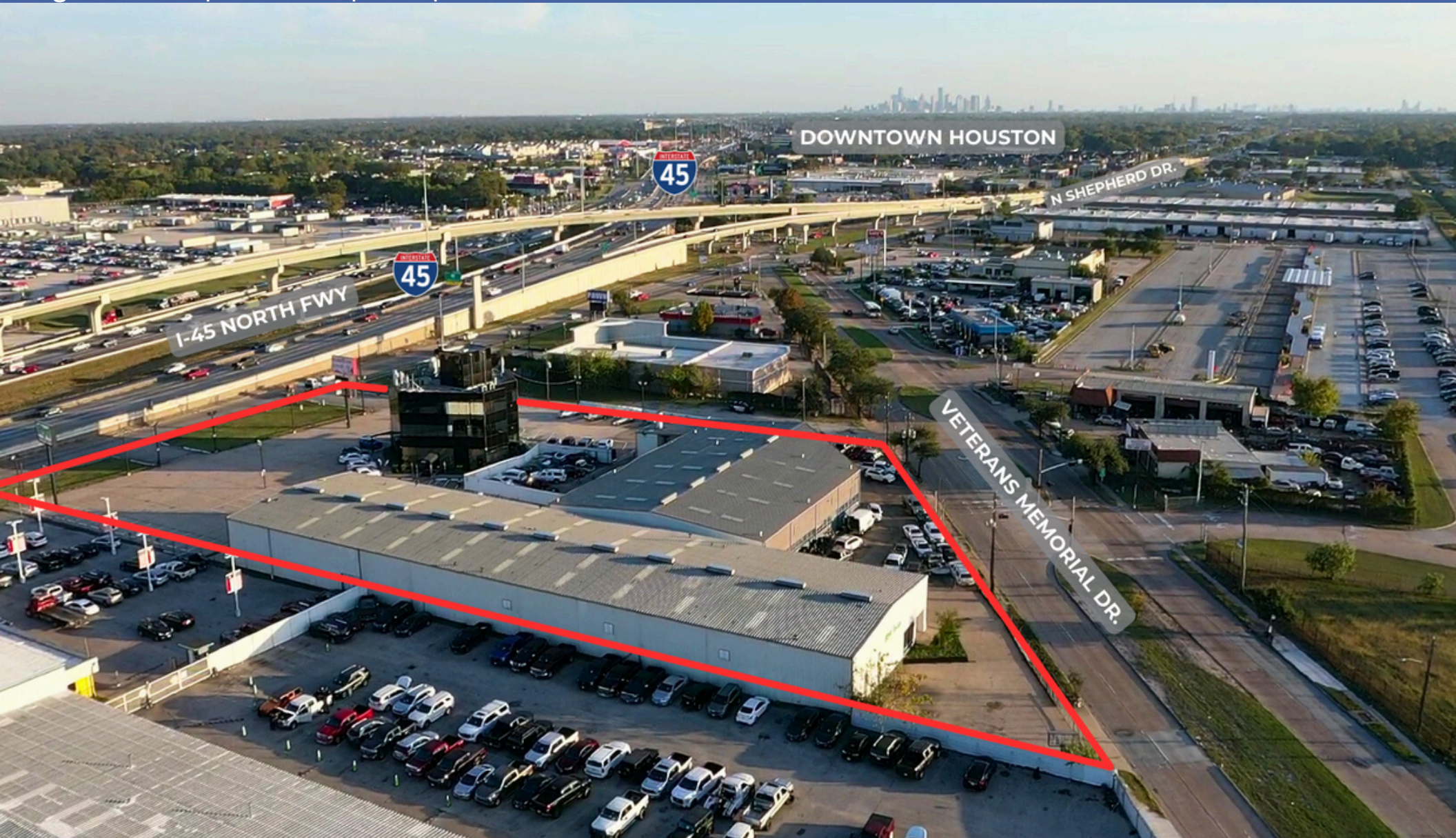


FLEX PROPERTY | 20,000 SF | 3,700 SF

8245 NORTH FWY HOUSTON, TX 77037

FOR LEASE

Light Industrial | Warehouse | Retail | Office



Carlos Iglesias

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Property Summary



PROPERTY DESCRIPTION

Building 1: First Floor - 3,700 SF Office - Available

Recent Upgrades: Completely remodeled in 2020, this modern office/showroom is perfect for businesses needing a blend of professional office space and customer-facing operations.

Building 2: 13,600 SF Full-Service Paint and Body Shop – 12 Bays + Paint Booth

Specialized Facility: This full-service auto body shop features 12 large bays and a professional-grade paint booth, catering to a wide range of automotive services.

Office Space: Includes 1,000 SF of office space for administrative operations, client consultations, or additional rental opportunities.

Prime Access: The building has dual access to both Veterans Memorial Road and the frontage road, providing excellent ingress and egress for customers and deliveries.

Building 3: 20,000 SF Industrial Warehouse/Showroom - Available

Flexible Layout: 2,000 SF of showroom/office space in the front, 1,000 SF of additional office space in the back, and a 17,000 SF warehouse with an impressive 22-foot clear height. It offers 2 dock-high doors and 2 drive-in grade-level doors.

Power Capacity: The warehouse is equipped with 3-phase power (480 volts, 300 amps), making it suitable for heavy industrial operations.

OFFERING SUMMARY

Property Type	Office/Warehouse/Retail
Number of Bdgs/ Total Bldg. Area	3 / ± 44,700 SQ Ft
Year Built Renovated	1983 2020-2022
Lot Size	± 2.62 Acres
Parking Spaces	±140

PROPERTY HIGHLIGHTS

- Freeway frontage
- High Visibility
- Billboard Exposure
- Ample Parking



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FOR LEASE

Building A - 1st Floor Office Space 3,700 SF



8245 North Fwy - Building A	Property Description
Lease Price	\$1.00/SF/Month NNN
Lease Type	NNN \$0.30/SF/Month
Property Type	Office Loft / Creative Space
RBA Typical Floor	11,100 SF 3,700 SF
Parking Spaces	6 Spaces + 70 Available along with Bldg C lease
Year Renovated	2020

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FOR LEASE

Building C - 20,000 SF Light Industrial/ Warehouse with Office/Showroom



8245 North Fwy - Building C	Property Description
Lease Price	\$0.80/SF/Month NNN
Lease Price	NNN \$0.30/SF/Month
Property Type	Warehouse Showroom
RBA	20,000 SF
Parking Spaces	70 Spaces
Clear Height	22 ft
Year Renovated	2022

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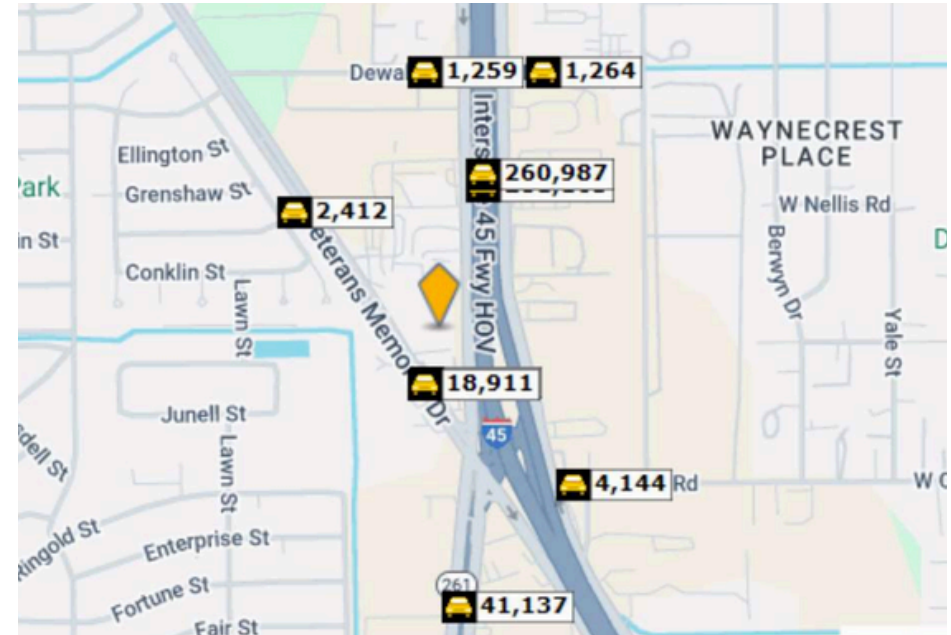
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FOR LEASE

Demographics & Traffic Statistics

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	12,594	338,206	1,257,713
2024 Estimate	12,433	331,570	1,224,914
2020 Census	12,985	333,982	1,189,213
Households			
2029 Projection	4,061	112,790	471,937
2024 Estimate	4,008	110,424	458,250
2020 Census	4,202	110,813	439,638
Avg HH Income	\$55,031	\$68,670	\$91,941



TRAFFIC STATISTICS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Stuebner Airline Rd	Shepherd Pr Three Dr	0.01 NW	2022	18,378	MPSI	.07
2	Stuebner Airline Rd	Shepherd Pr Three Dr	0.01 NW	2018	18,911	MPSI	.07
3	North Freeway	W Gulf Bank Rd	0.06 N	2022	281,165	MPSI	.20
4	I- 45	W Gulf Bank Rd	0.55 N	2022	260,127	MPSI	.21
5	I- 45	W Gulf Bank Rd	0.55 N	2021	260,987	MPSI	.21
6	Marcolin St	Stuebner Airline Rd	0.02 NE	2022	2,412	MPSI	.24
7	W Canino Rd	Stabner Airline	0.02 E	2018	4,144	MPSI	.26
8	Dewalt St	N FwyServ Dr	0.05 E	2022	1,259	MPSI	.34
9	N Shepherd Dr	Shepard Pr	0.11 N	2022	41,137	MPSI	.35

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Building A 1st Floor - Office Space



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Site Layout For Available Spaces



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