

FOR LEASE
Flex/Office/Warehouse



5035 McHard Rd

HOUSTON, TX 77053

TOTAL SPACE AVAILABLE

- 56,000 – 76,000 SF On 12.4 Acres
- 49,000 SF Warehouse
 - 7,000 SF Office with Lab Space
 - 20,000 SF of Canopy Building (can be enclosed)

OCCUPANCY

Immediate

PRICING

Contact Broker

BUILDING CLASS

Industrial Flex/Office/Warehouse Property

- Within Fort Bend County & City of Houston
- Clear Height: 28'
- Power: 1000amp/3phase
- Built in 2014
- No HVAC in the Warehouse

For information, please contact:

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Director

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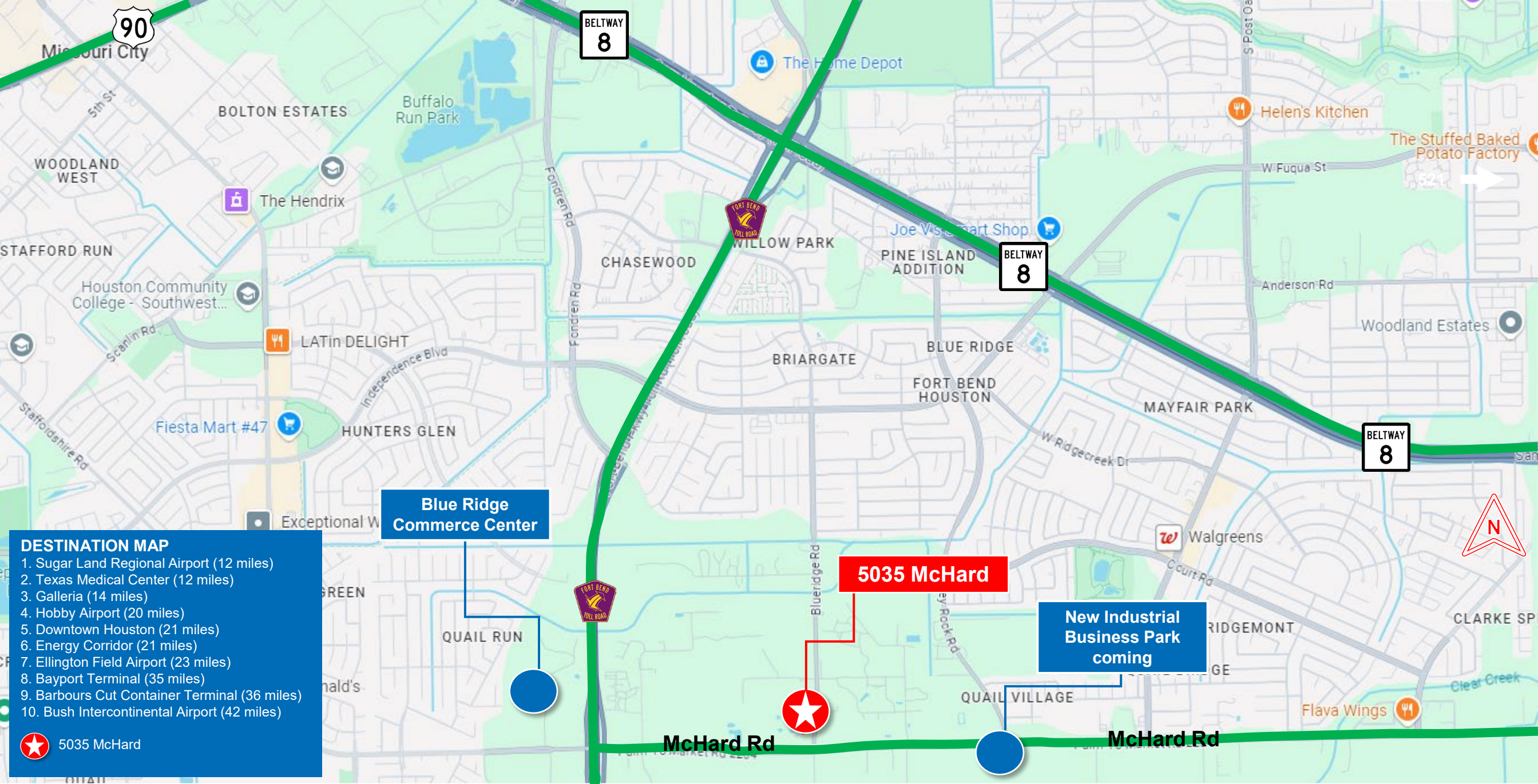
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DESTINATION MAP

- 1. Sugar Land Regional Airport (12 miles)
- 2. Texas Medical Center (12 miles)
- 3. Galleria (14 miles)
- 4. Hobby Airport (20 miles)
- 5. Downtown Houston (21 miles)
- 6. Energy Corridor (21 miles)
- 7. Ellington Field Airport (23 miles)
- 8. Bayport Terminal (35 miles)
- 9. Barbours Cut Container Terminal (36 miles)
- 10. Bush Intercontinental Airport (42 miles)

★ 5035 McHard

Building Floor Plan

5035 MCHARD RD, HOUSTON, TX 77053

Total Space

+/- 12.4 Acres

+/- 56,000 – 76,000 SF

Year Built: 2014

Power: 1,000amp/3phase

Building A

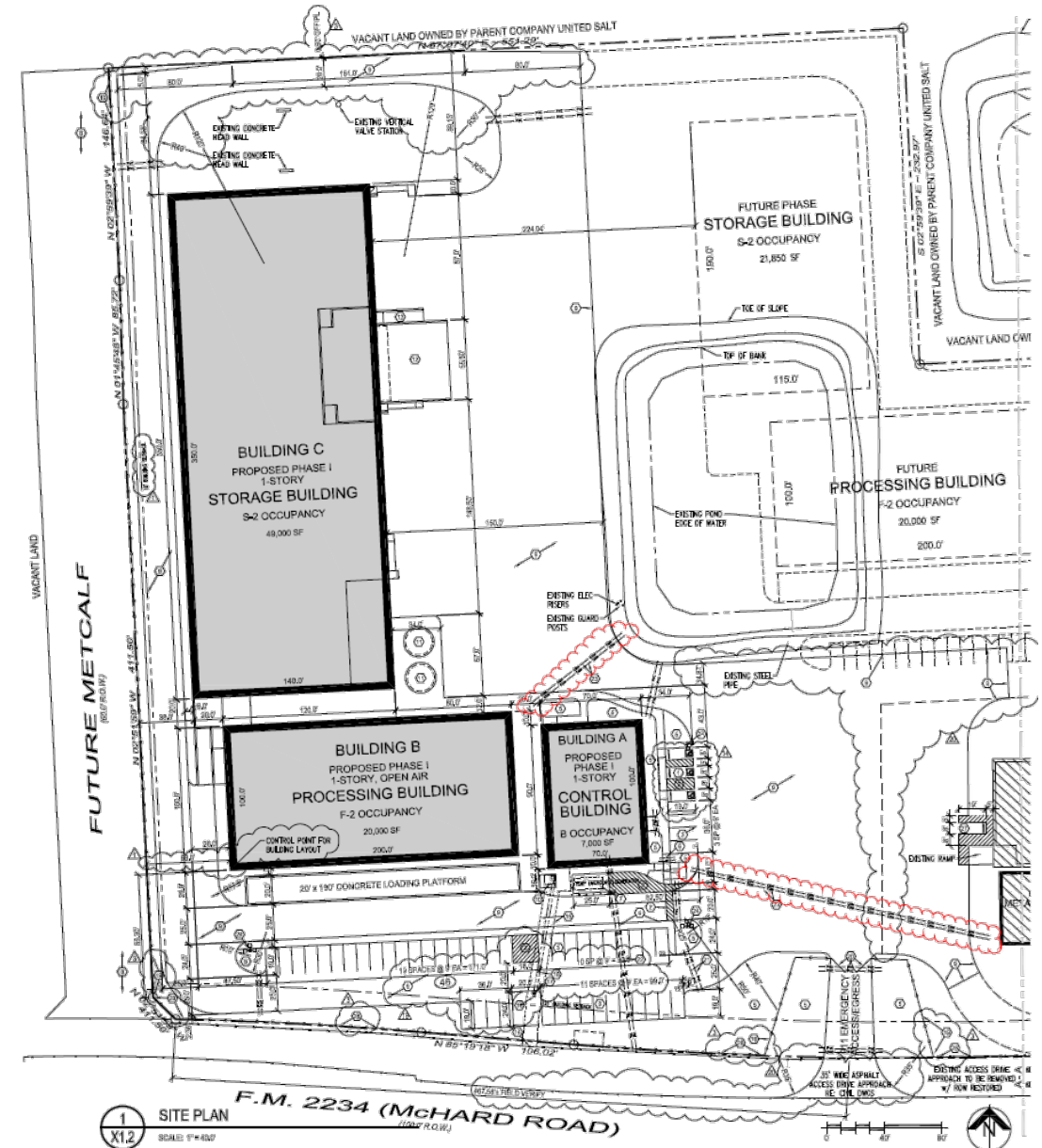
- 7,000 SF Office Space
- 70' x 100'

Building B

- 20,000 SF Open Canopy Space
- Clear Height: 22' Eve
- Can Be Enclosed

Building C

- 49,000 SF Warehouse Building
- 6 Doors
 - 4 Dock High Doors (8.5'w x 10'h)
 - 2 Drive Up Grade Level (8.5'w x 16'+h)
- Clear Height: 28' Eve
- No HVAC
- Warehouse Bathrooms
- +/-4 Acres of Stabilized Concrete

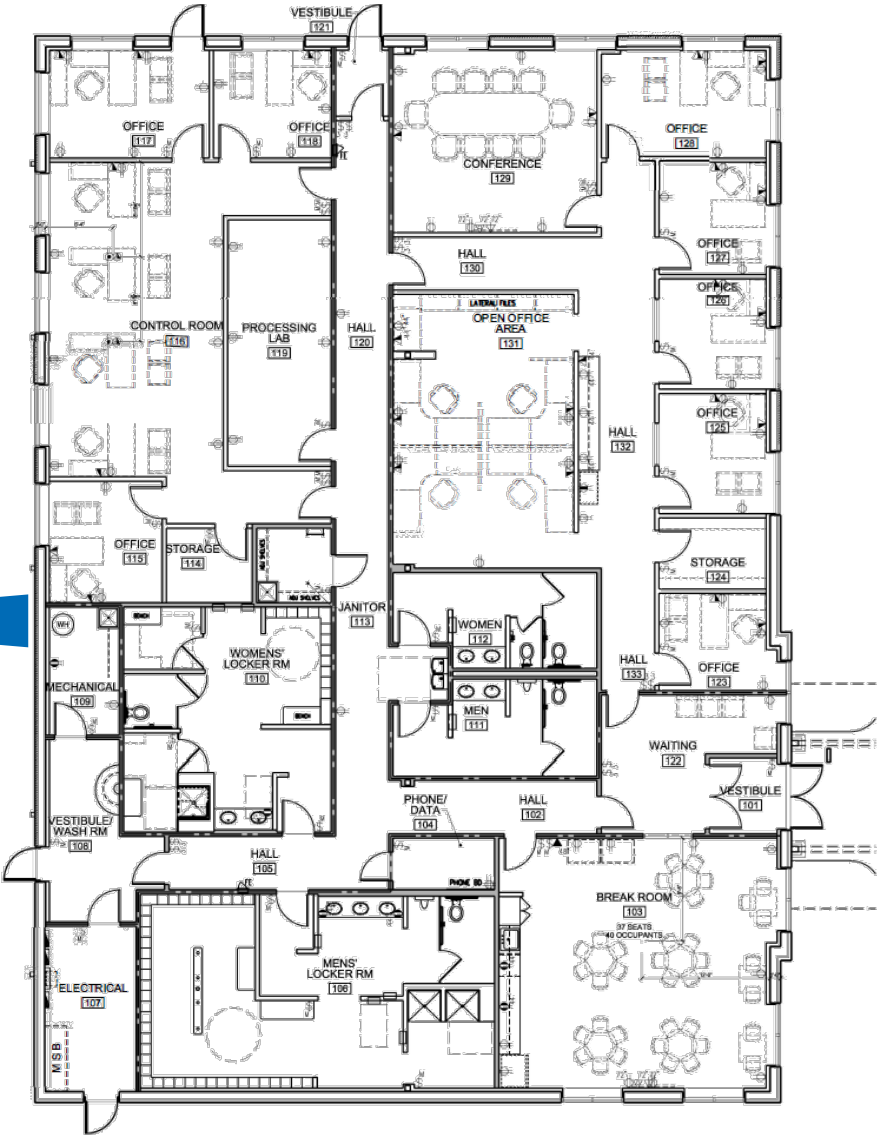
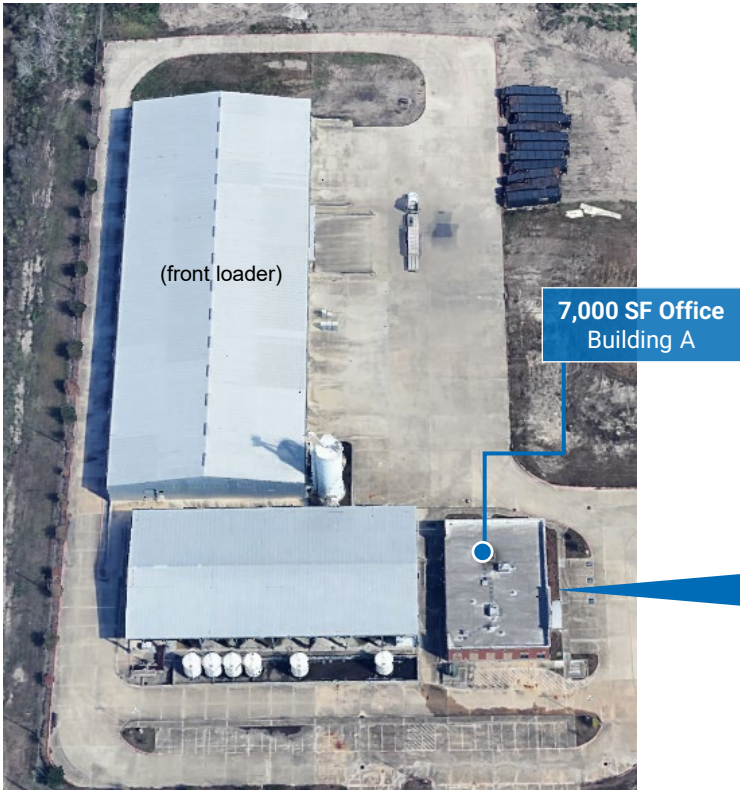


Office Floor Plan

5035 MCHARD RD, HOUSTON, TX 77053

Building A

- 7,000 SF Office Space
- 70' x 100'
- Locker Rooms with Showers
- Lab Space
- 9 Offices
- Bullpen



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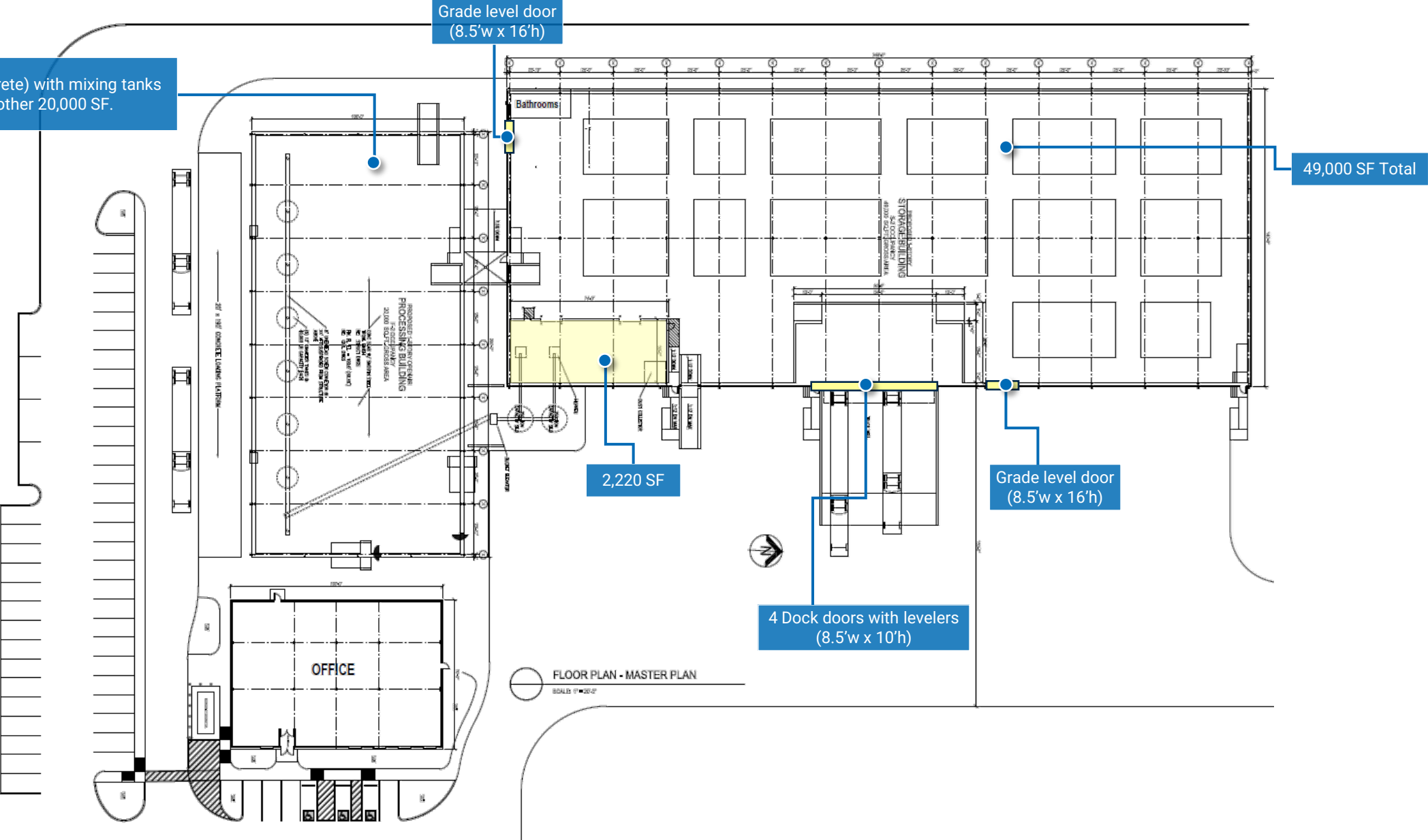
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Warehouse Floor Plan

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- Secondary containment area (concrete) with mixing tanks
- Building can be enclosed to add another 20,000 SF.



Site Photos

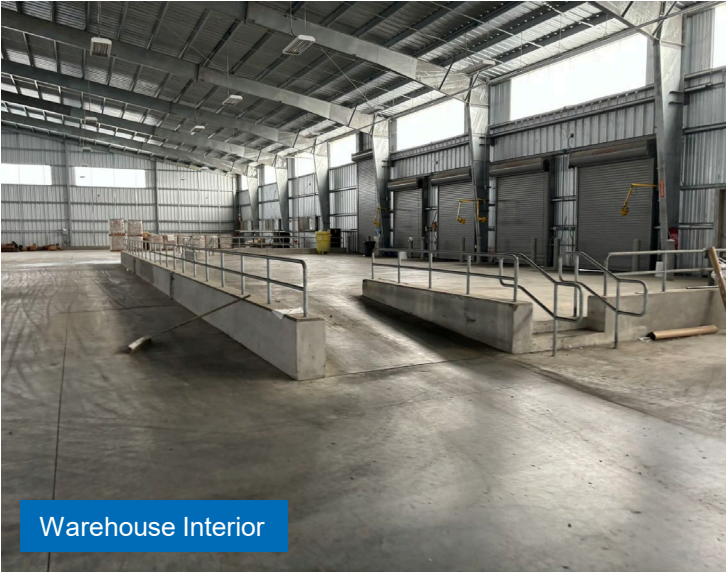
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Office Facing S From Warehouse



Office Hallway



Warehouse Interior



Office Facing SE From Warehouse



Lab

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