

FOR LEASE — INDUSTRIAL / WAREHOUSE SPACE



6028 Navigation Blvd

Industrial Warehouse

6028 Navigation Blvd, Houston, TX 77011

Freestanding industrial warehouse with office build-out and heavy-duty masonry construction in Houston's East End — minutes from the Houston Ship Channel and Port of Houston.



Polo Sun

American SMS Real Estate LLC

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44,000 SF

Total Building

44,000 SF

Available Now

Upon Request

SF/YR NNN



6028 Navigation Blvd — building exterior

6028 Navigation Blvd is a freestanding industrial warehouse located in Houston's East End, offering a functional loading configuration and durable concrete/masonry construction suited for warehouse, distribution, and light manufacturing operations. Set on a 1.37-acre site within a Qualified Opportunity Zone, the property provides convenient access to major transportation routes — well suited for businesses serving Houston, the Houston Ship Channel, and the Port of Houston.

PROPERTY HIGHLIGHTS

- Located in Houston's East End industrial corridor
- Freestanding warehouse on a 1.37-acre site
- Door-high covered loading platform
- 175' truck apron to dock
- Grade-level drive-in door facing Esperson St.
- Located in a Qualified Opportunity Zone

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse
Rentable Building Area	44,000 SF
Office Area	±1,700 SF
Warehouse Area	±42,300 SF
Year Built	1948
Clear Height	14.5'
Submarket	East Houston

"Strategically positioned near the Houston Ship Channel & Port of Houston."



1st Floor — Space Available

SF AVAILABLE	RENTAL RATE	AVAILABLE	LEASE TERM
44,000 SF	Upon Request	Now	Negotiable

Freestanding warehouse space suitable for storage, distribution, inventory management, and light manufacturing — featuring a covered loading platform and heavy-duty masonry construction for businesses requiring significant operational and storage capacity.

MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED	LEASE EXPIRED
Vacant — Available	—	—

SPACE FEATURES

- Door-high covered loading platform
- 175' truck apron to dock
- Grade-level drive-in door facing Esperson St.
- 20'x20' column spacing
- 480-volt 3-phase power
- 14.5' clear height
- Fire sprinkler system
- Concrete/masonry construction, renovated in recent years

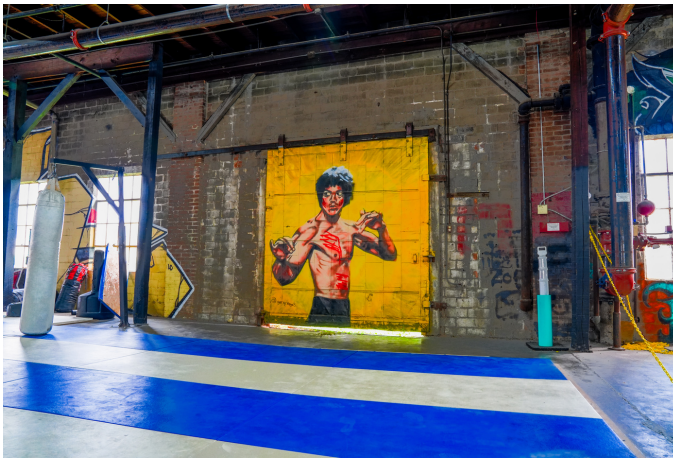




Interior view — Indoor Turf Training Area



Interior view — Fully Equipped Fitness Center



Interior view — Boxing & Combat Training Area



Building Interior — Fitness Center Reception & Pro Shop

Transportation & Regional Access

6028 Navigation Blvd offers strong multimodal access across Houston's East End — with rail, freight, transit, and airport connections all within a short drive of the property.

RAIL & FREIGHT

Palmer Logistics – Houston, TX

4 min drive **2.1 mi**

Port of Houston

13 min drive **5.5 mi**

Houston (Amtrak)

9 min drive **4.0 mi**

AIRPORTS

William P. Hobby Airport

22 min drive **10.5 mi**

George Bush Intercontinental

30 min drive **20.5 mi**

TRANSIT / SUBWAY

Magnolia Park Transit Center

4 min drive **1.4 mi**

Cesar Chavez / 67th St Eb

3 min drive **1.1 mi**

Altic / Howard Hughes Eb

16 min walk **0.9 mi**

BUS ACCESS

Canal St & Greenwood St

1 min drive **0.3 mi**

Canal St & Caylor St

1 min drive **0.4 mi**

Canal St & N Norwood St

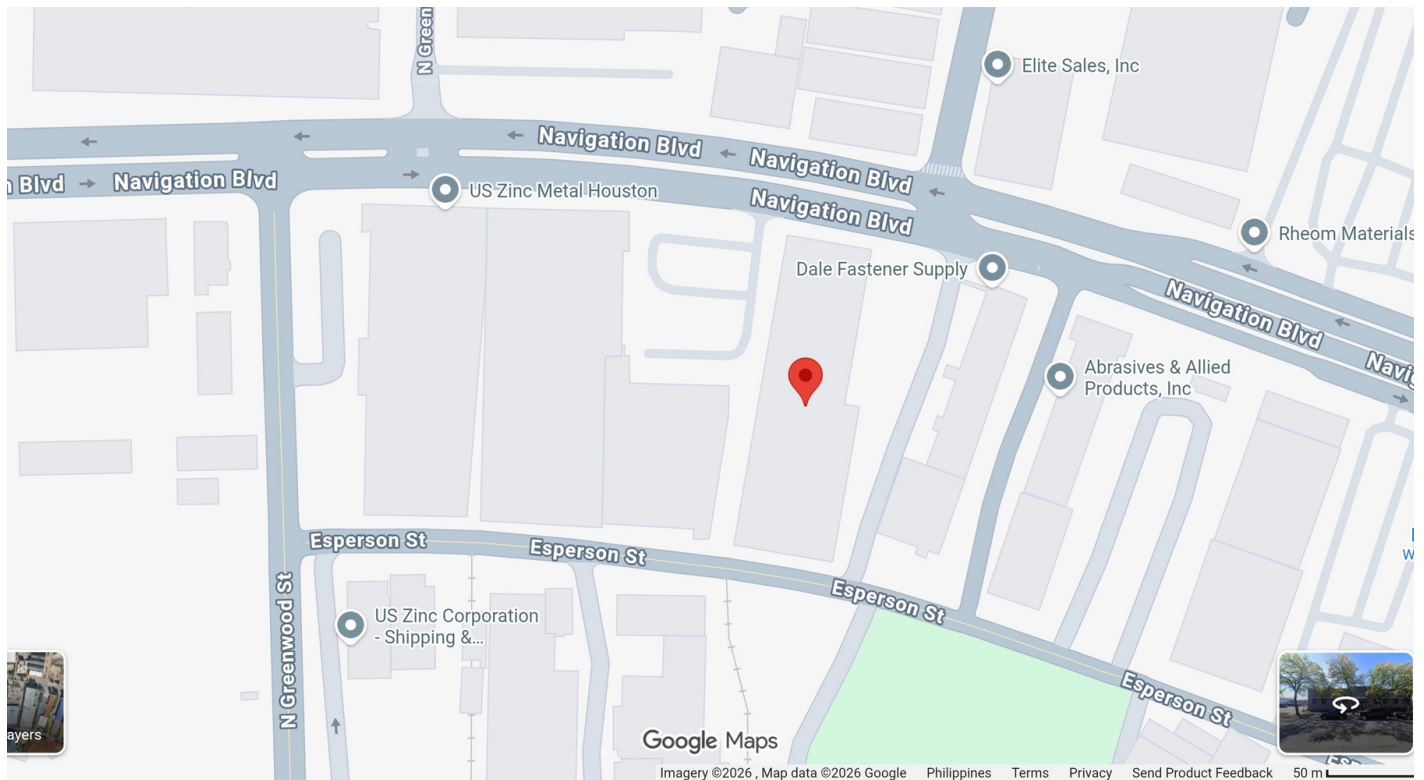
1 min drive **0.4 mi**

Canal St & Oldham St

1 min drive **0.5 mi**

"Multimodal access to rail, freight, and the Port of Houston — all within minutes."

East Houston Industrial Market, Houston, TX



East Houston

Submarket

1.37 Acres

Site Size

Port of Houston

Regional Access

LOCATION HIGHLIGHTS

- Located in Houston's established East End industrial corridor
- Convenient access to I-10, I-69, Loop 610, and SH 225
- Direct access to the Houston Ship Channel & Port of Houston



FOR MORE INFORMATION

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