

**±15,000 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE**



6814 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±15,000 SF Total
- ▶ ±2,500 SF Office
- ▶ Two (2) 10-Ton Overhead Cranes
- ▶ 26' Clear Height
- ▶ 3 Phase 480v 400 AMPS
- ▶ Three (3) 20'x20' Overhead Doors
- ▶ ±3,800 SF of Fenced Concrete Storage
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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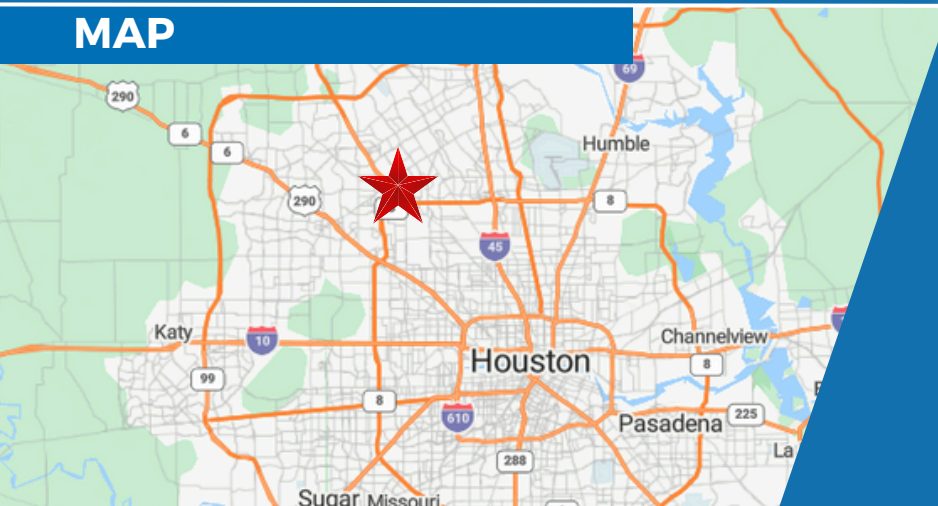
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Located at 6814 Bourgeois Drive, this single-tenant warehouse offers a substantial leasing opportunity with 15,000 square feet of space, which includes approximately 2,500 square feet of office area. Positioned in northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It is crane served by two 10-ton overhead cranes, and features three grade-level doors, a 26-foot clear height, making it ideal for a variety of operational needs. Additionally, it offers approximately 3,800 square feet of outside storage within a secure, concrete fenced yard and is equipped with 3-phase 480V 400 amps power.

MAP



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