



**FLEX
WAREHOUSE**

For LEASE

**FLEX
WAREHOUSE**

For SALE

FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

42000 sqft. total
2000 sqft. to 42000 sqft. available

PRICE

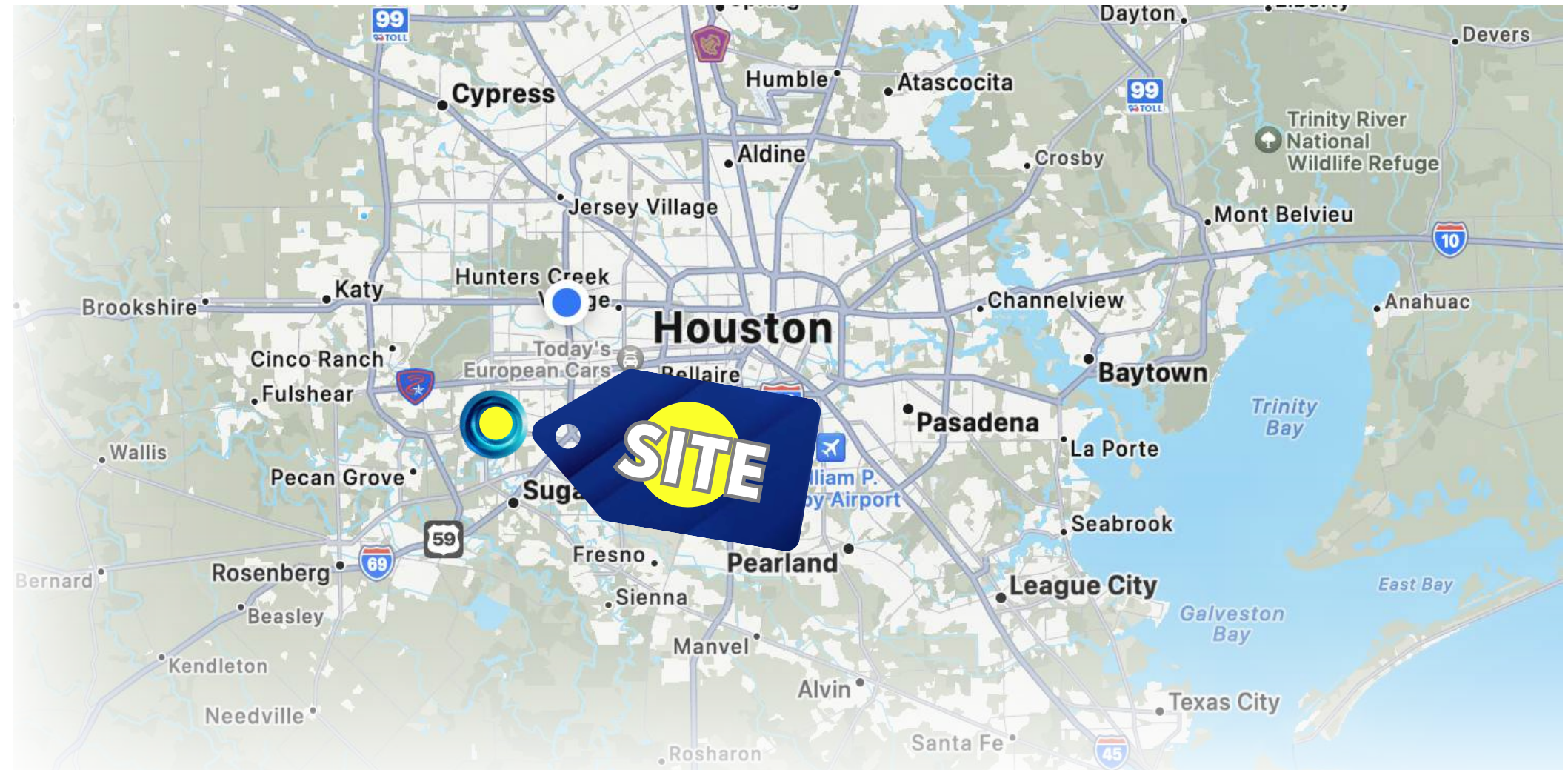
Ask Broker

HIGHLIGHTS

- Flexible Unit Sizes: Scalable spaces to fit various business needs.
- Clear Height: 21' (24' at apex) – Ideal for storage and operations.
- Zoning: Suitable for warehouse, distribution, light manufacturing, and showroom use.
- Accessibility: Easy access to major highways (U.S. 59, Beltway 8, Grand Parkway).
- Loading Options: Grade-level roll-up doors for efficient loading/unloading.
- Modern Infrastructure: High-quality construction with energy-efficient features.
- Ample Parking: Dedicated parking for tenants and customers.
- Prime Location: Growing business hub in Sugar Land with strong economic growth.
- Sale & Lease Options: Ideal for owner-occupants, investors, and tenants.

TRAFFIC COUNTS

West Bellfort Street 16,944 VPD



DEMOGRAPHICS

Population

Median HH Income

Population Growth '24-'29

1 mile

10,095

\$68,705

↑ 19.39%

3 mile

136,123

\$77,695

↑ 16.81%



Westpark Tollway.



99

6



FM 1464

6





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