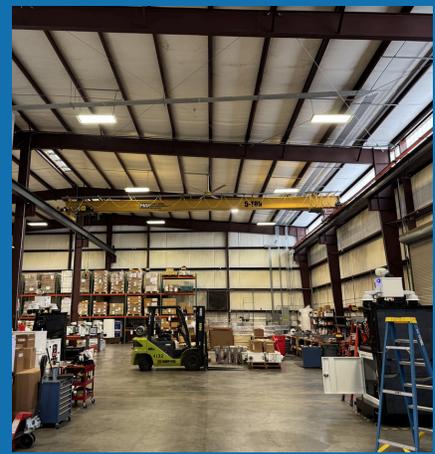


**±12,500 SQ.FT.
SINGLE-TENANT
CRANE-SERVED
WAREHOUSE -
FOR SUBLEASE**



AVAILABLE JUNE 1, 2026

6770 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±12,500 SF Total with ±3,500 SF Office Space
- ▶ One (1) 5-Ton Overhead Crane with 22' Hook Height
- ▶ 24' Clear Height
- ▶ 3-Phase; 480V; 400 Amps Power
- ▶ ±4,300 SF Fenced Concrete Outside Storage
- ▶ One (1) Dock Well
- ▶ Two (2) 16'x16' Drive-In Doors
- ▶ Located in Northwest Houston with Close Proximity to SH-249, Beltway 8, and FM 1960
- ▶ PLEASE CONTACT BROKER FOR PRICING

CONTACT INFORMATION

Christian Villarreal

Christian.Villarreal@FinialGroup.com
(713) 814-3873

Tyler Holt

Tyler.Holt@FinialGroup.com
(713) 347-6874

Jack Gaffney, SIOR

Jack.Gaffney@FinialGroup.com
(713) 814-4921

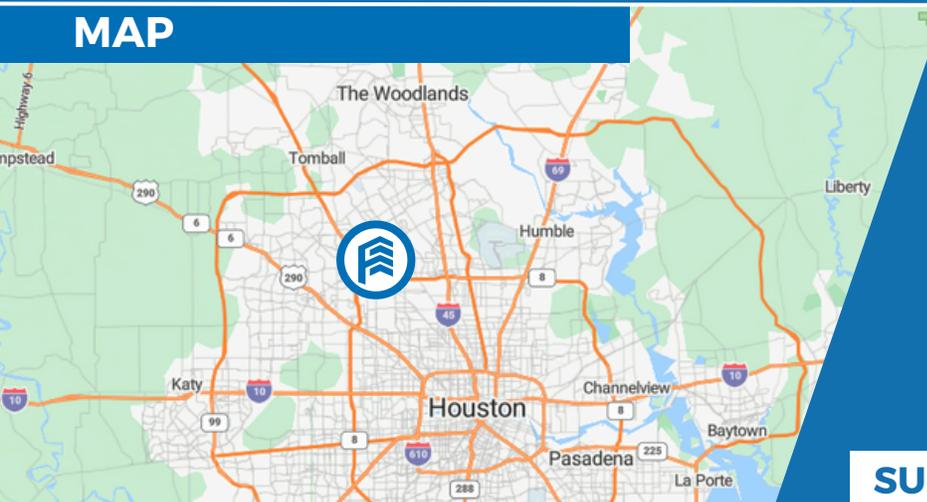
SUBLEASE TERM THROUGH 12/31/2028



6770 BOURGEOIS ROAD, HOUSTON, TEXAS

Located at 6770 Bourgeois Road, this single-tenant crane-served warehouse offers a substantial subleasing opportunity with 12,500 square feet of space, which includes approximately 3,500 square feet of move-in ready office area. Positioned in Northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It is five-ton crane served, and features two oversized grade-level doors, a dock well, 24' clear height, making it ideal for a variety of operational needs. Additionally, it offers 4,300 square feet of outside storage within a secure, concrete fenced yard and is equipped with 3-phase 480 V 400 amps power.

MAP



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