

Commerce Park Northwest

8801 Jameel Rd. | Ste. 130 | Houston, TX 77040



±6,117 SF
AVAILABLE FOR LEASE

100% HVAC Warehouse

New Ownership Renovations Underway

FOR MORE INFORMATION:

STREAM

B **Bleecker
Partners**

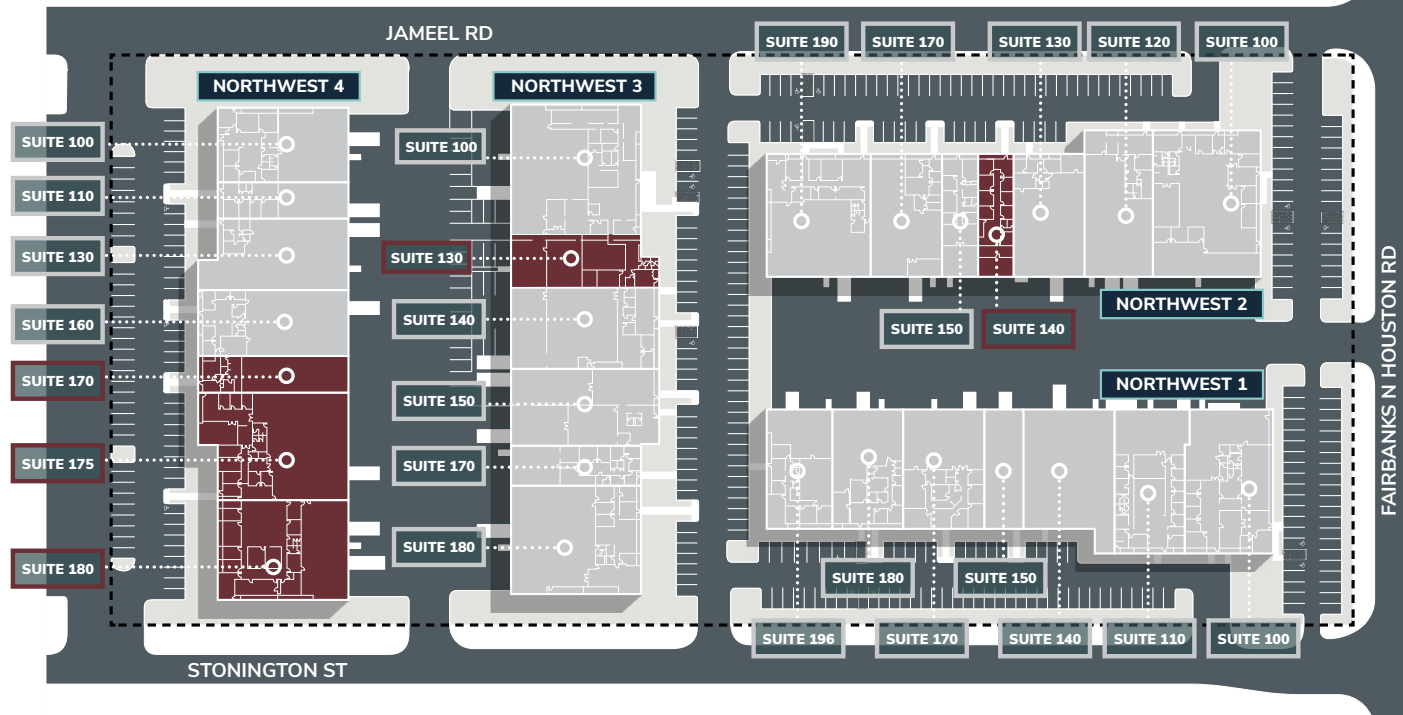
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Commerce Park Northwest

- Suites between 2,000 - 18,482 SF available
- Rear-load configuration (dock and ramp)
- 3-phase power
- Fully fenced and secured with electric wrought iron gates and LED exterior lighting
- 100% HVAC warehouse
- Renovations underway (paint, HVAC, signage, turnkey suites)



AVAILIBILITIES

■ AVAILABLE

BUILDING	SUITE	OFFICE SIZE	WAREHOUSE SIZE	TOTAL SIZE	FLOORPLAN
Northwest 2	140	±1,500 SF	±1,500 SF	±3,000 SF	VIEW
Northwest 3	130	±3,117 SF	±3,000 SF	±6,117 SF	VIEW
Northwest 4	170	624 SF	2,978 SF	±3,602 SF	VIEW
Northwest 4	175	±4,617 SF	±6,092 SF	±10,709 SF	VIEW
Northwest 4	180	±4,899 SF	±4,367 SF	±9,266 SF	VIEW

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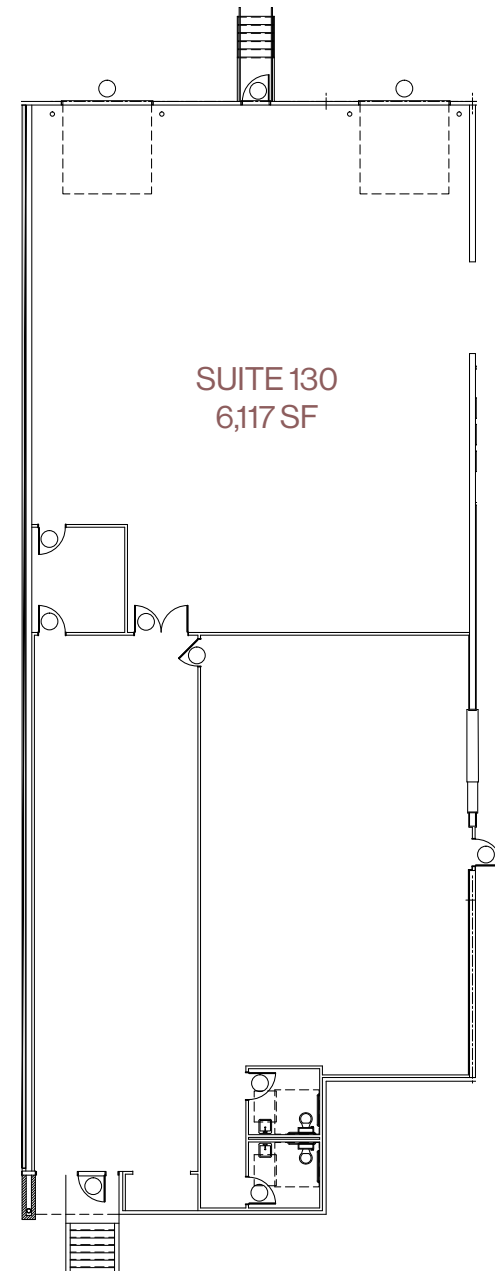
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6,117 SF

AVAILABLE FOR LEASE

BUILDING FEATURES

- 6,117 total SF
- ±3,117 SF office
- ±3,000 SF warehouse
- Two (2) dock-high doors
- 16' clear height
- 3P 480V 200A
- Newly renovated office and warehouse (LED lights, new carpet and LVT, new ceiling tiles, renovated restrooms, fresh paint)
- Ownership will retrofit suite to user's needs



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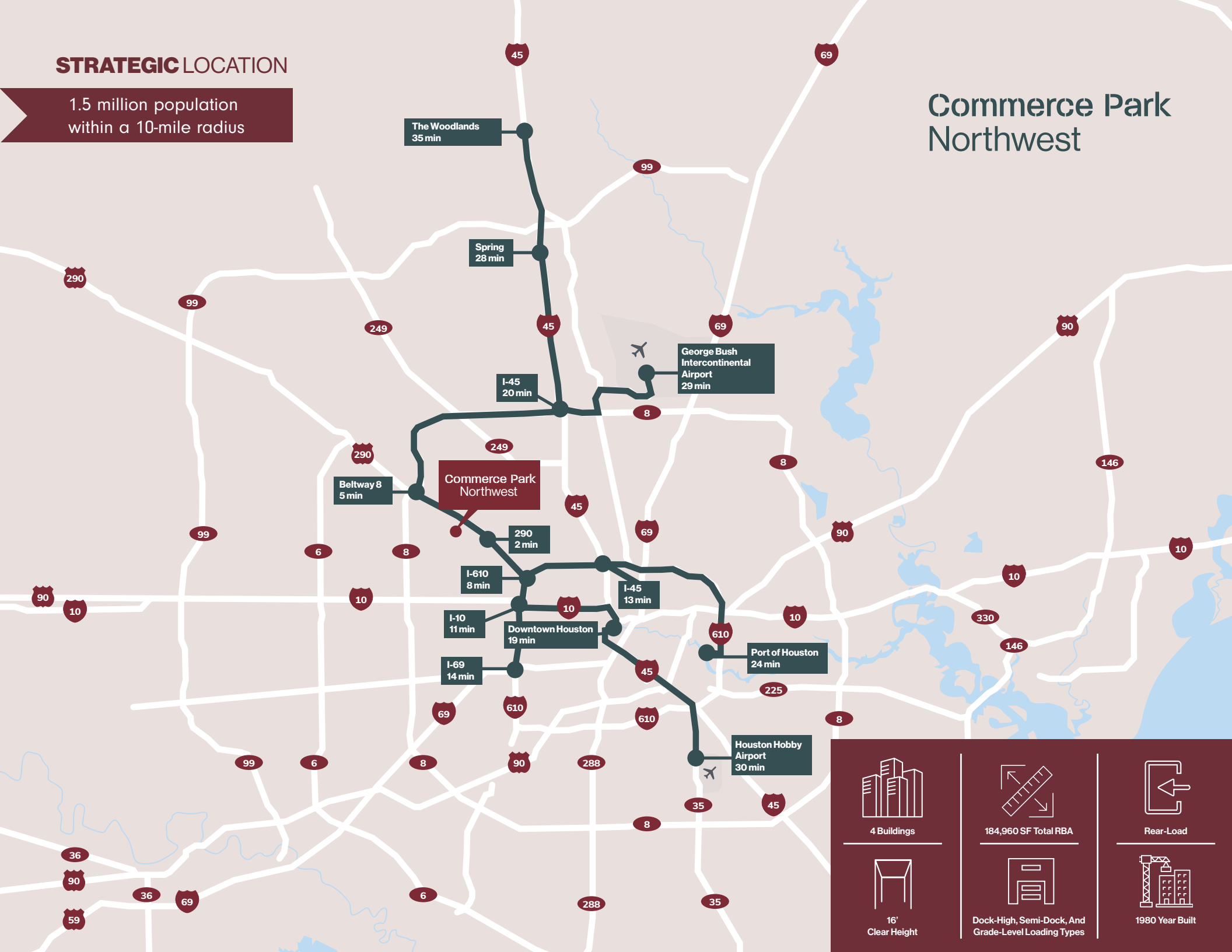
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STRATEGIC LOCATION

1.5 million population
within a 10-mile radius

Commerce Park
Northwest



 4 Buildings	 184,960 SF Total RBA	 Rear-Load
 16' Clear Height	 Dock-High, Semi-Dock, And Grade-Level Loading Types	 1980 Year Built

Commerce Park Northwest

NEARBY AMENITIES

RESTAURANTS

- 1 Sabor Chapin Restaurant
- 2 Smokeroom B-B-Q
- 3 Pappas Bar-B-Q
- 4 Lyndon's Pit Bar-B-Q
- 5 Mom's Country Deli
- 6 Eats Mesquite Grill
- 7 Taqueria Lindavista
- 8 Lunch at Sam's
- 9 Branding Iron Hamburger
- 10 The Pho Vietnamese Kitchen
- 11 Two Amigos Mexican Restaurant
- 12 BreWingZ Restaurant and Bar
- 13 Wingstop
- 14 Golden Corral Buffet & Grill
- 15 Logan's Roadhouse

FITNESS

- 1 Planet Fitness
- 2 LA Fitness
- 3 LA Fitness
- 4 Golds Gym

COFFEE

- 1 Starbucks
- 2 My Life Cafe
- 3 Tim Hortons
- 4 Dunkin'
- 5 Shipley Do-Nuts
- 6 Kolache Factory
- 7 The Marigold Café
- 8 Panera Bread

RETAILERS

- 1 Target
- 2 Home Depot
- 3 Cavender's Boot City
- 4 Northern Tool + Equipment
- 5 AT&T Store
- 6 Mustang Cat
- 7 The UPS Store
- 8 Advance Auto Parts

FAST FOOD

- | | |
|-------------------|---------------------------|
| 1 Chick-fil-A | 10 McDonald's |
| 2 Whataburger | 11 Panda Express |
| 3 Subway | 12 Wendy's |
| 4 Subway | 13 Taco Bell |
| 5 Burger King | 14 Church's Texas Chicken |
| 6 Burger King | 15 Chipotle Mexican Grill |
| 7 Jack in the Box | 16 Hartz Chicken Buffet |
| 8 Jack in the Box | 17 Raising Cane's |
| 9 McDonald's | 18 Jimmy John's |



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