



Bldg 7

5870 W Fuqua St, Houston, TX 77085



Lloyd Lee
Coldwell Banker
5107 Bellaire Blvd, Suite 200, Bellaire, TX 77401
lloydleehre@gmail.com
(281) 304-5900 Ext: 5714

Bldg 7

\$7.35 /SF/YR

This is suite 100 in Bldg 7. Available immediately is a 9,920 sf space in the warehouse with 30' clear ceilings and four (4) dock high positions. Shared access to the finished office space with private offices available as part of this sublease. The space is currently used as a porcelin tile B2B wholesaler from Turkey. Warehouse is 100% sprinklered and ready for high pile storage and racking....

- 30 ft clear in the warehouse
- 3300 (approx) finished showroom with kitchen, bathrooms and conference room
- Immediate access to Beltway 8, Fort Bend Toll Road and 59 freeways
- Sublease warehouse space has three (3) dock high positions
- Sublease goes through March 2027
- \$0.92 psf rate is all in



Rental Rate: \$7.35 /SF/YR

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 109,800 SF

Year Built: 2020

Rental Rate Mo: \$0.61 /SF/MO



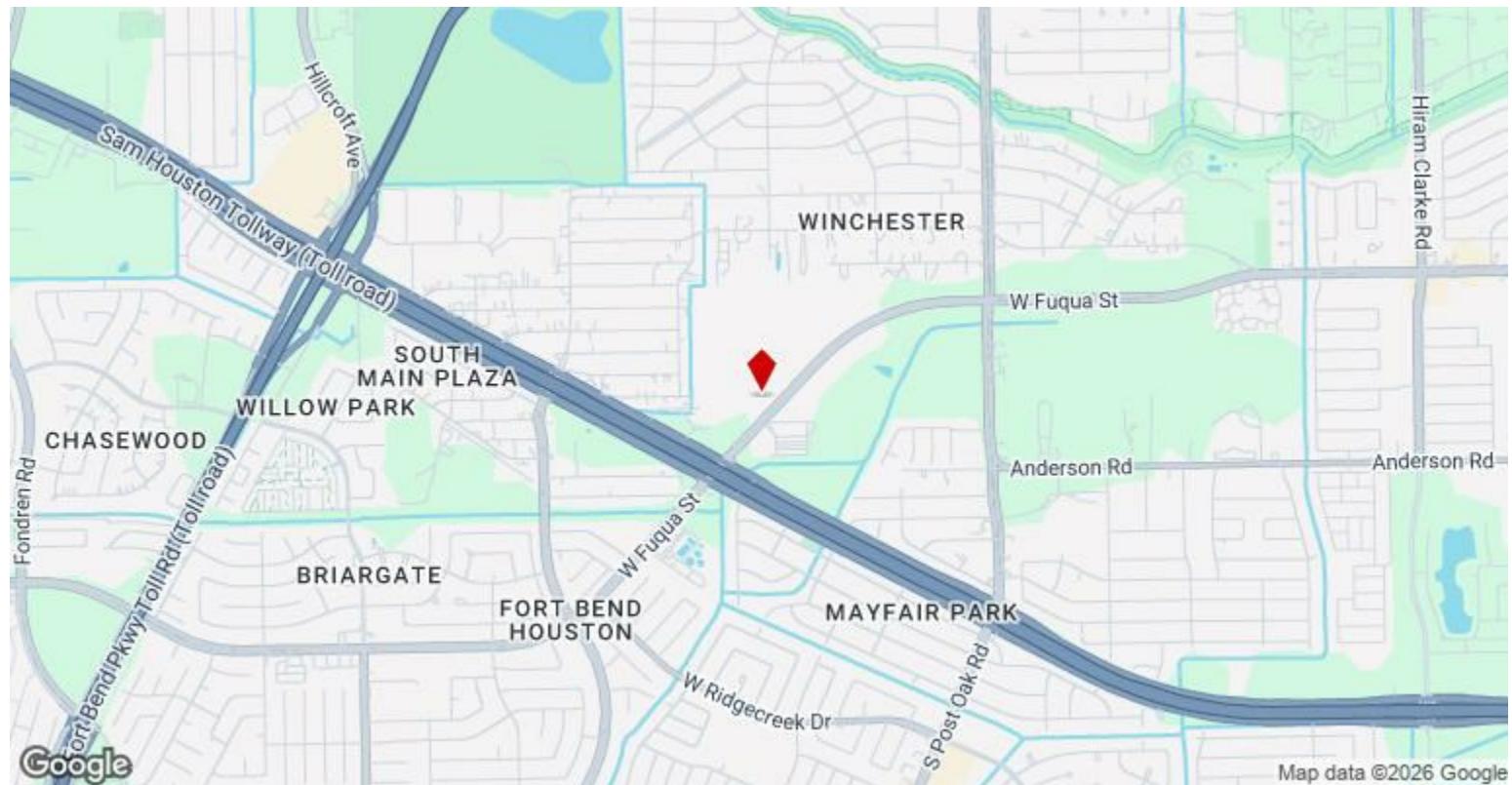
1st Floor Ste 100

1

Space Available	9,920 SF
Rental Rate	\$7.35 /SF/YR
Date Available	February 10, 2026
Service Type	Triple Net (NNN)
Office Size	700 SF
Space Type	Sublet
Space Use	Industrial

Major Tenant Information

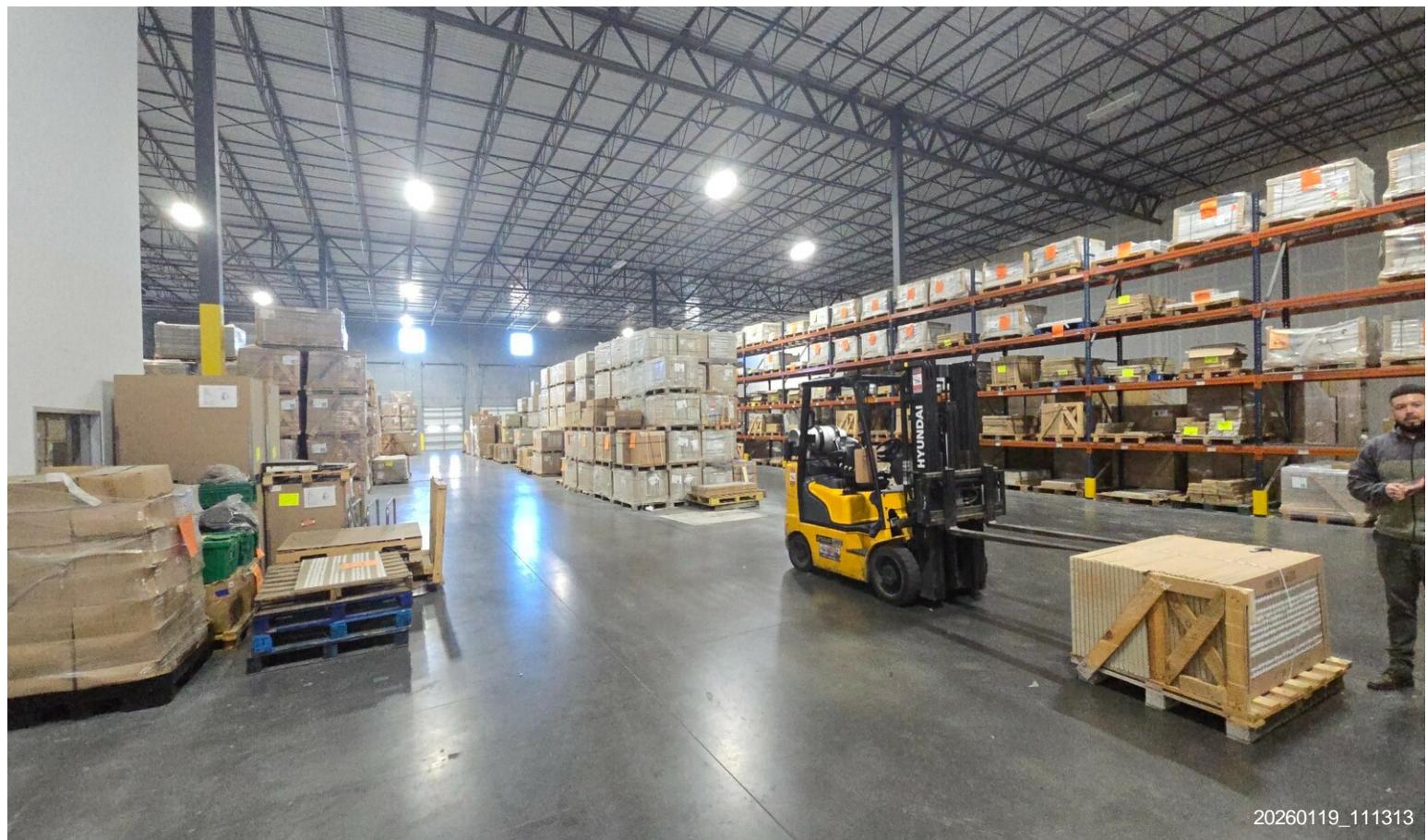
Tenant	SF Occupied	Lease Expired
Decovita	-	
Mushie	-	
Naturalena Brands	-	



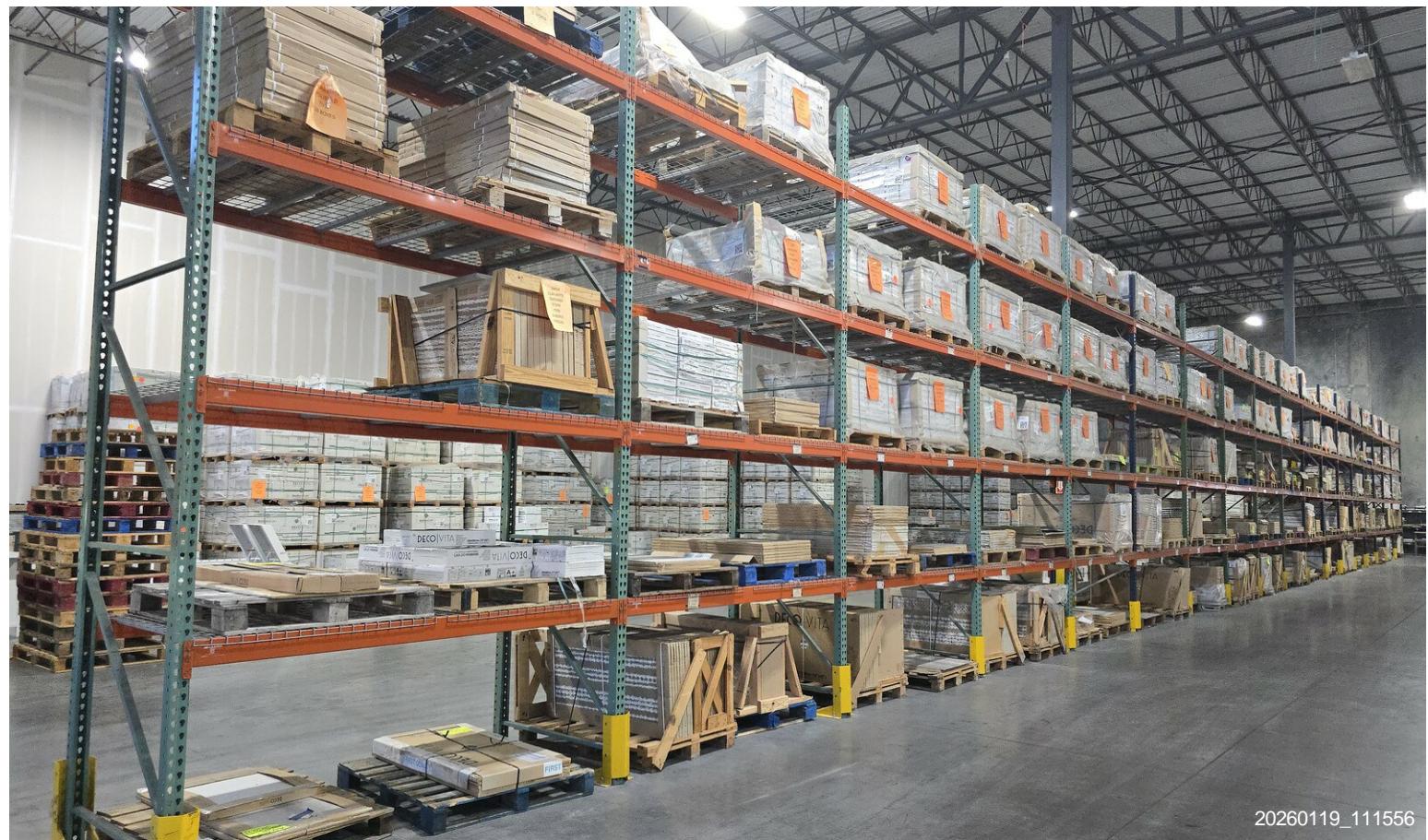
5870 W Fuqua St, Houston, TX 77085

This is suite 100 in Bldg 7. Available immediately is a 9,920 sf space in the warehouse with 30' clear ceilings and four (4) dock high positions. Shared access to the finished office space with private offices available as part of this sublease. The space is currently used as a porcelain tile B2B wholesaler from Turkey. Warehouse is 100% sprinklered and ready for high pile storage and racking.

Property Photos



Property Photos



20260119_111556

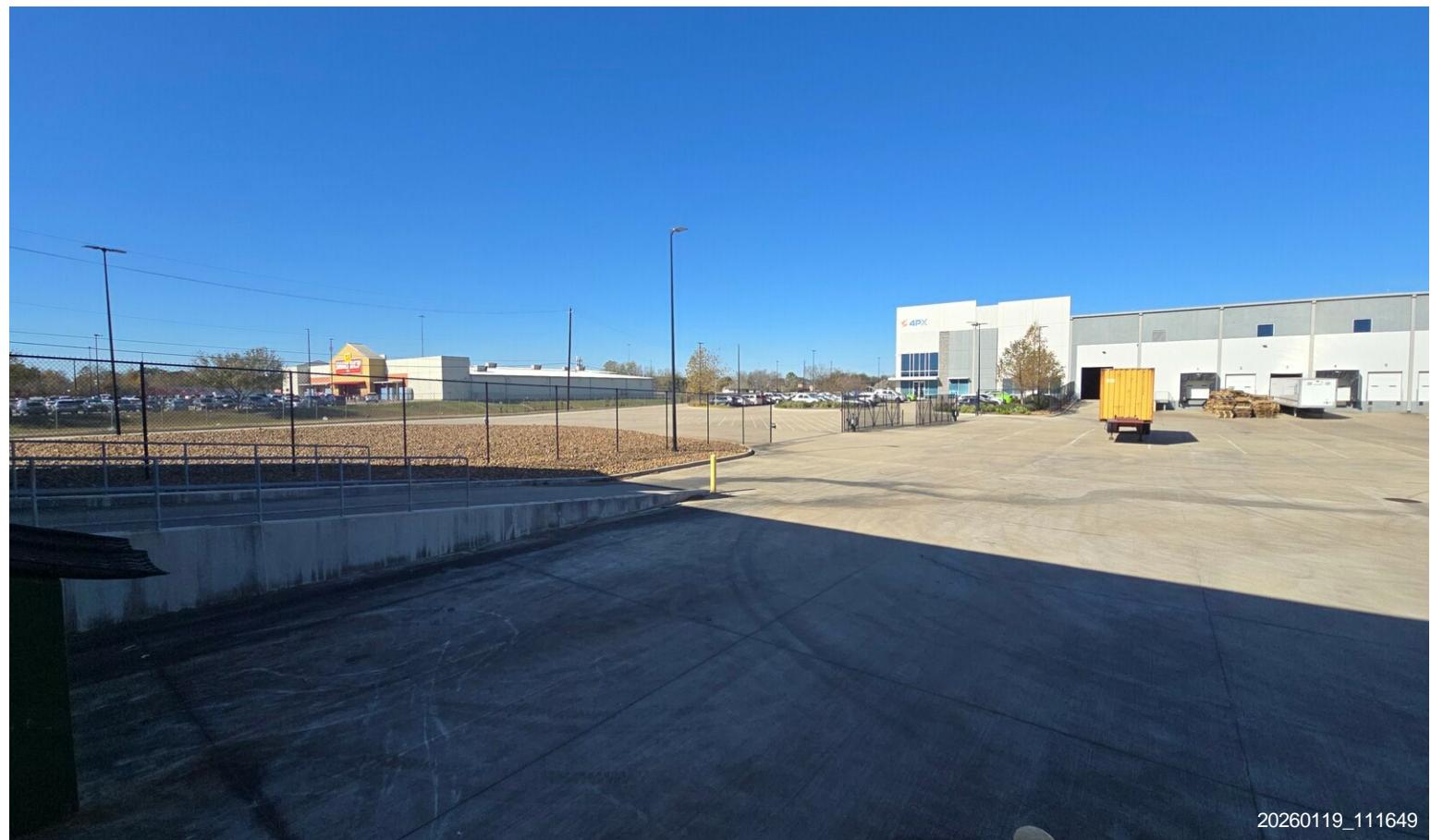


20260119_111727

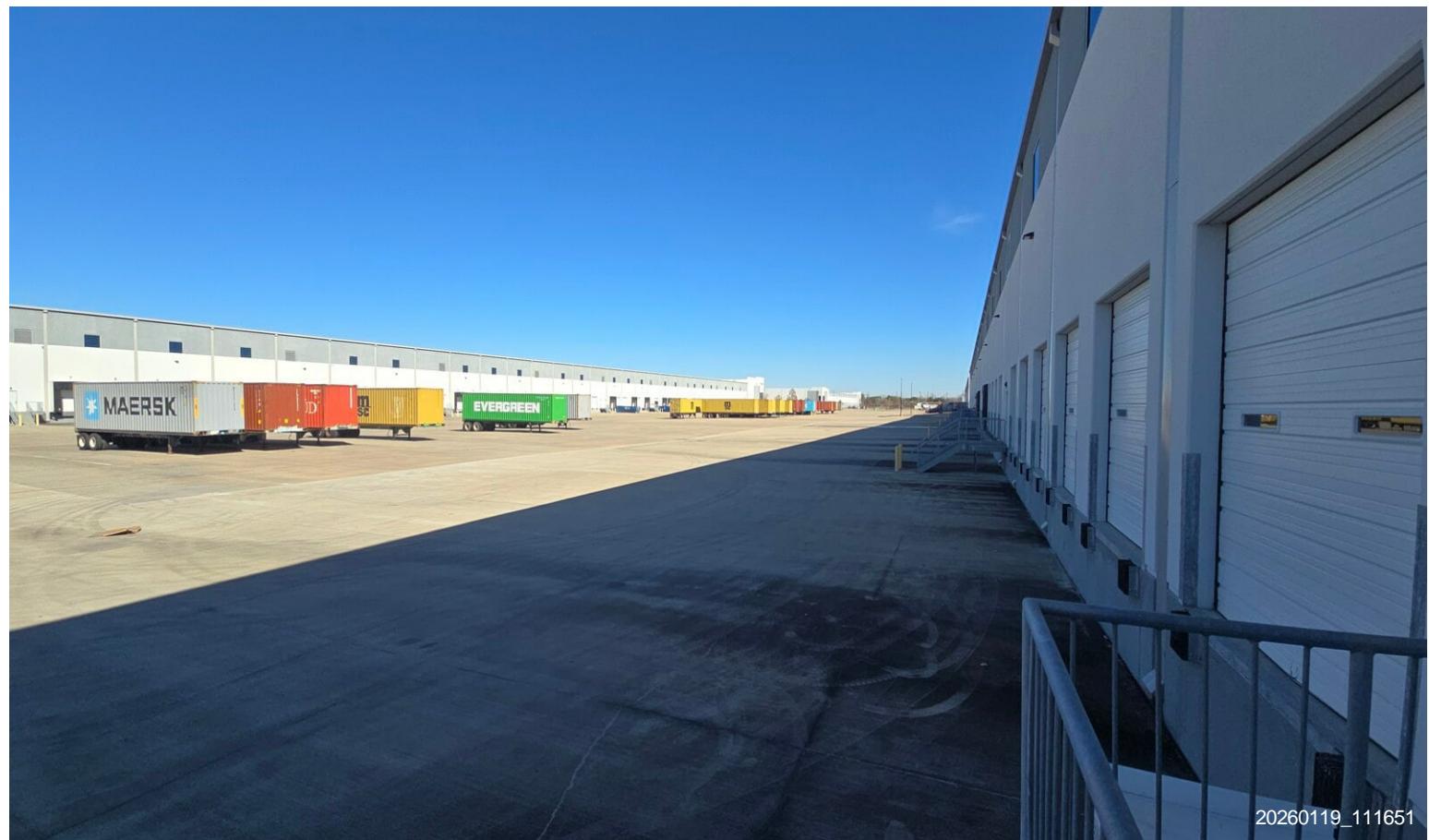
Property Photos



Property Photos

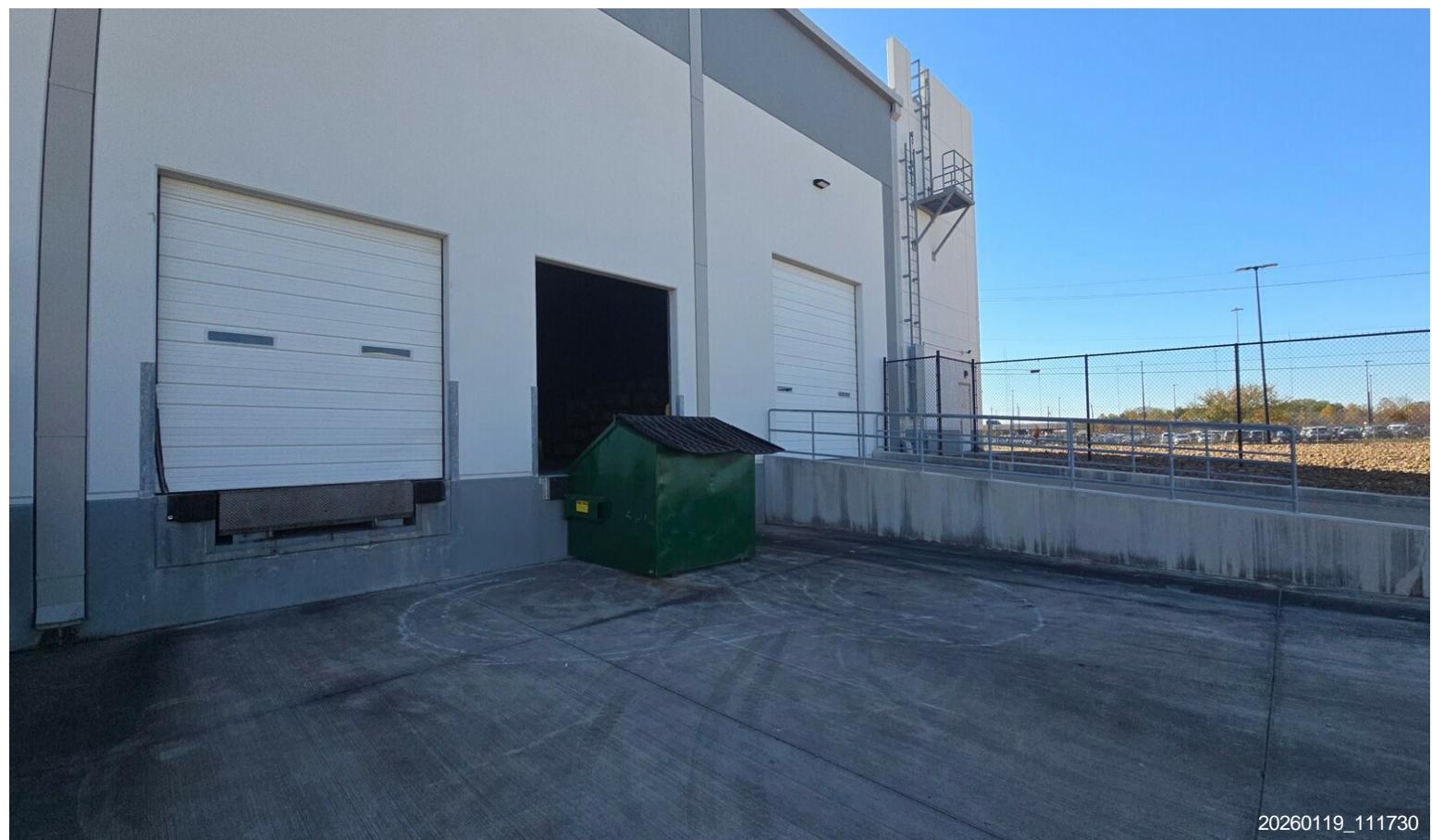


20260119_111649



20260119_111651

Property Photos



20260119_111730

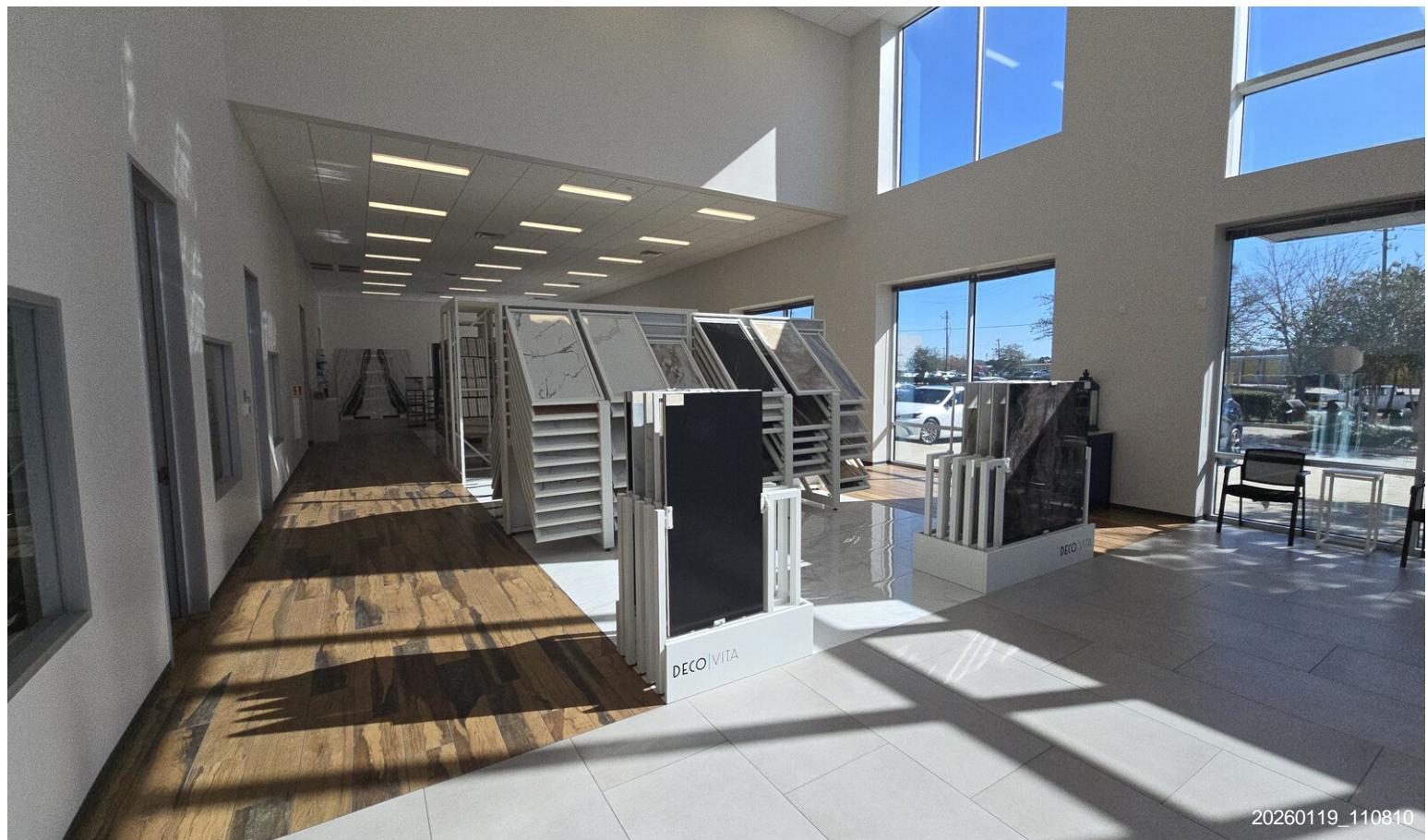


20260119_111804

Property Photos

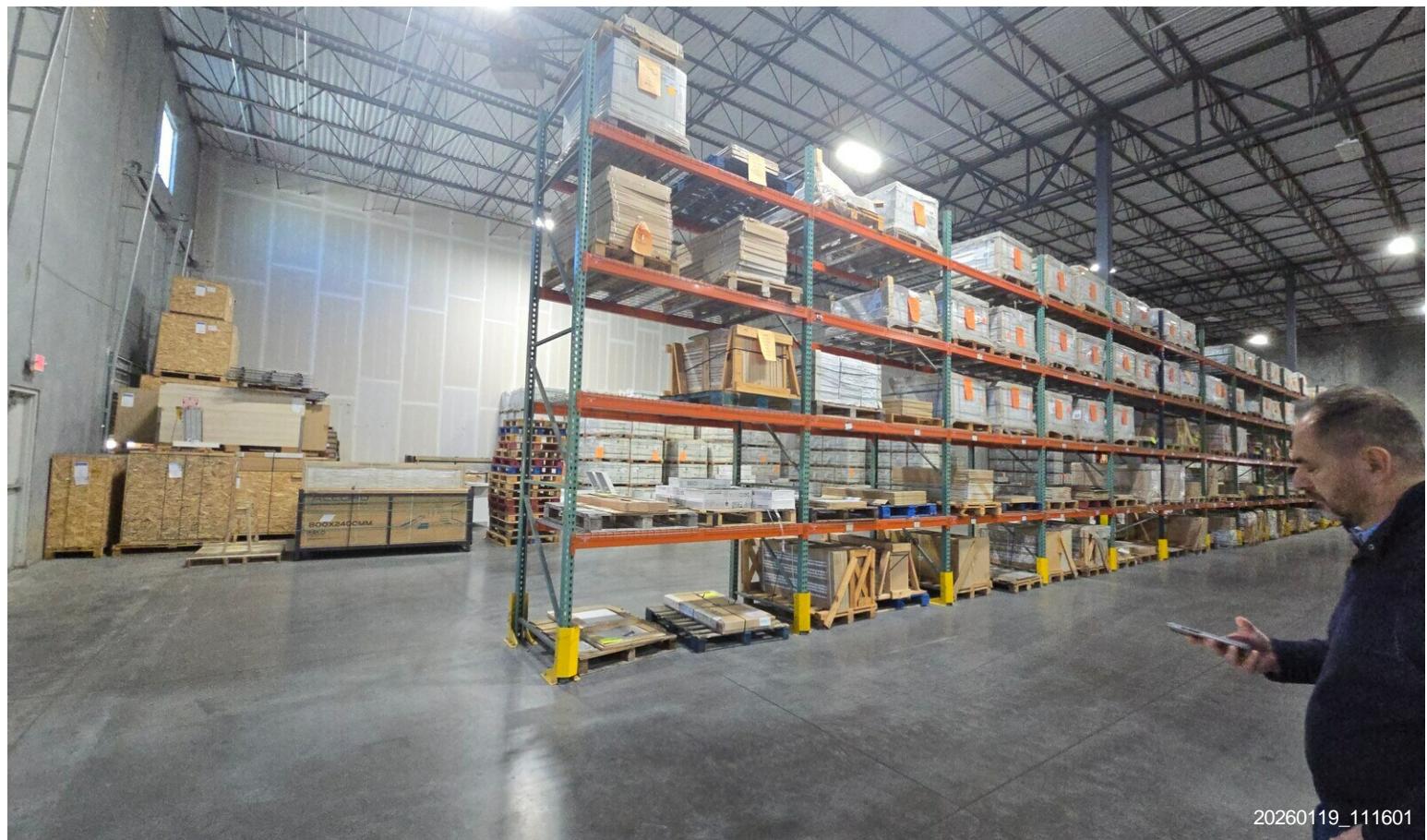
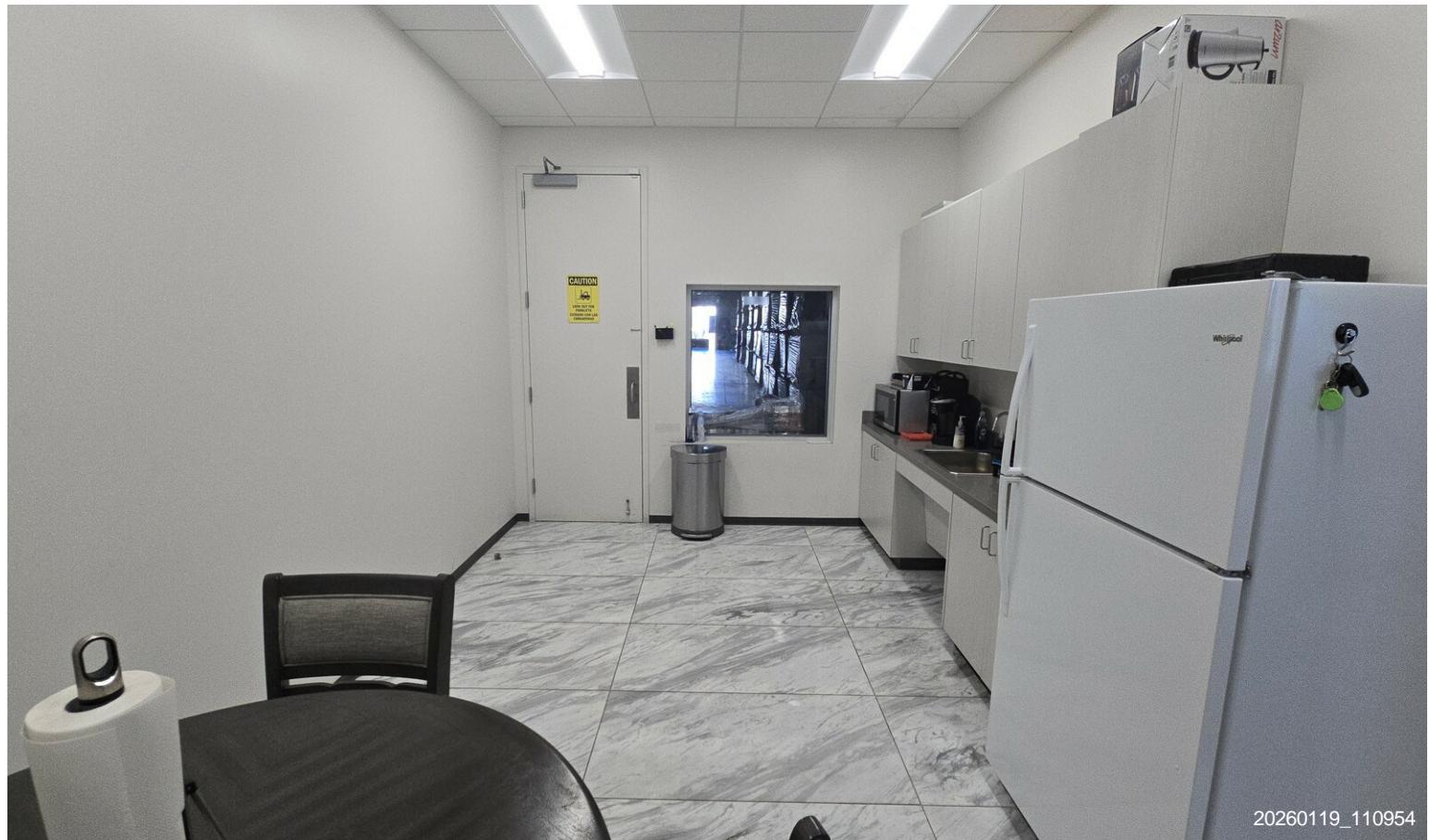


20260119_111814



20260119_110810

Property Photos



Property Photos

