



Bldg 7

5870 W Fuqua St, Houston, TX 77085



Lloyd Lee

Coldwell Banker

5107 Bellaire Blvd, Suite 200, Bellaire, TX 77401

lloydlee@coldwellbanker.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 porcelain 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

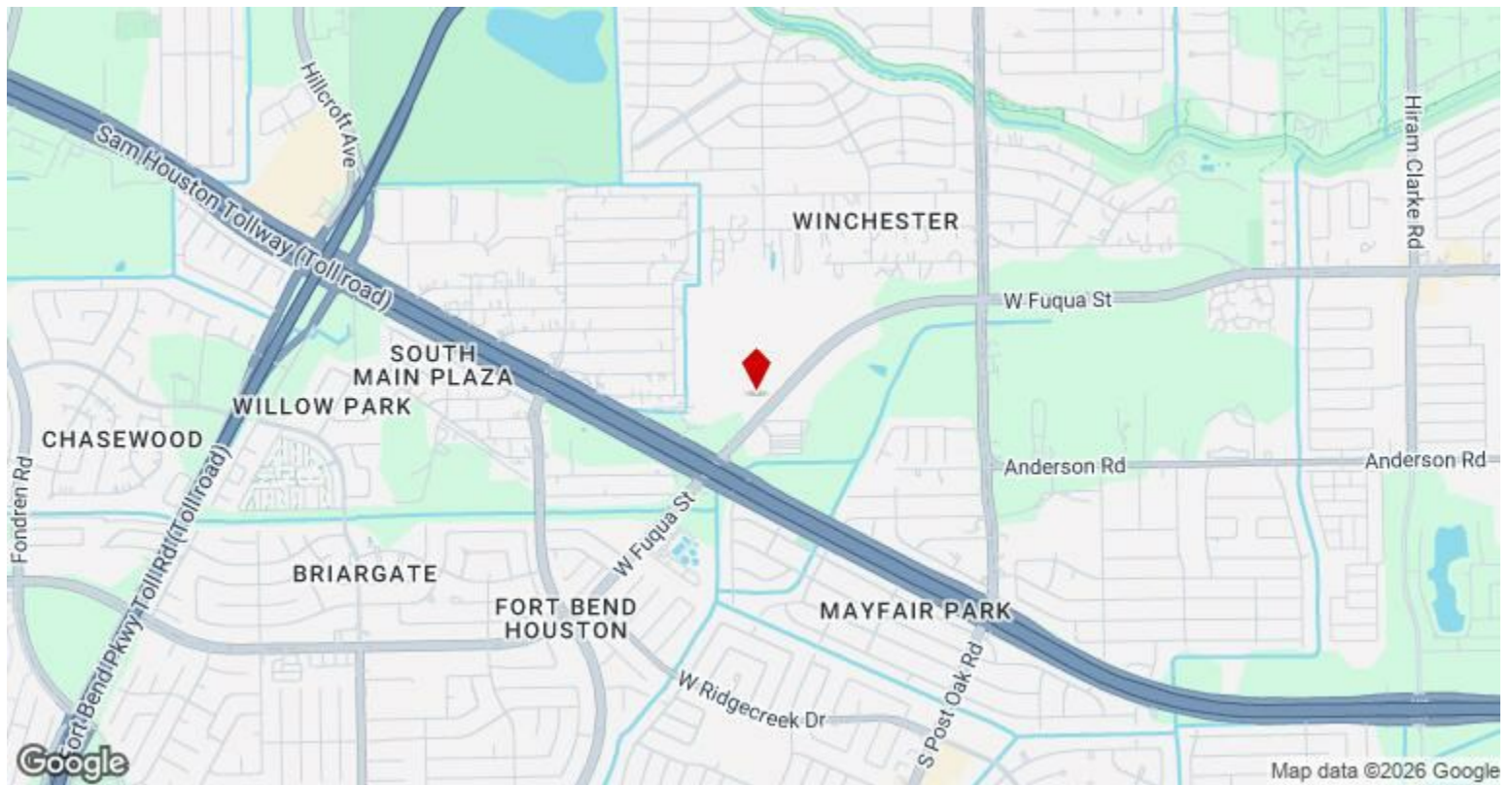
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1st Floor Ste 100

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

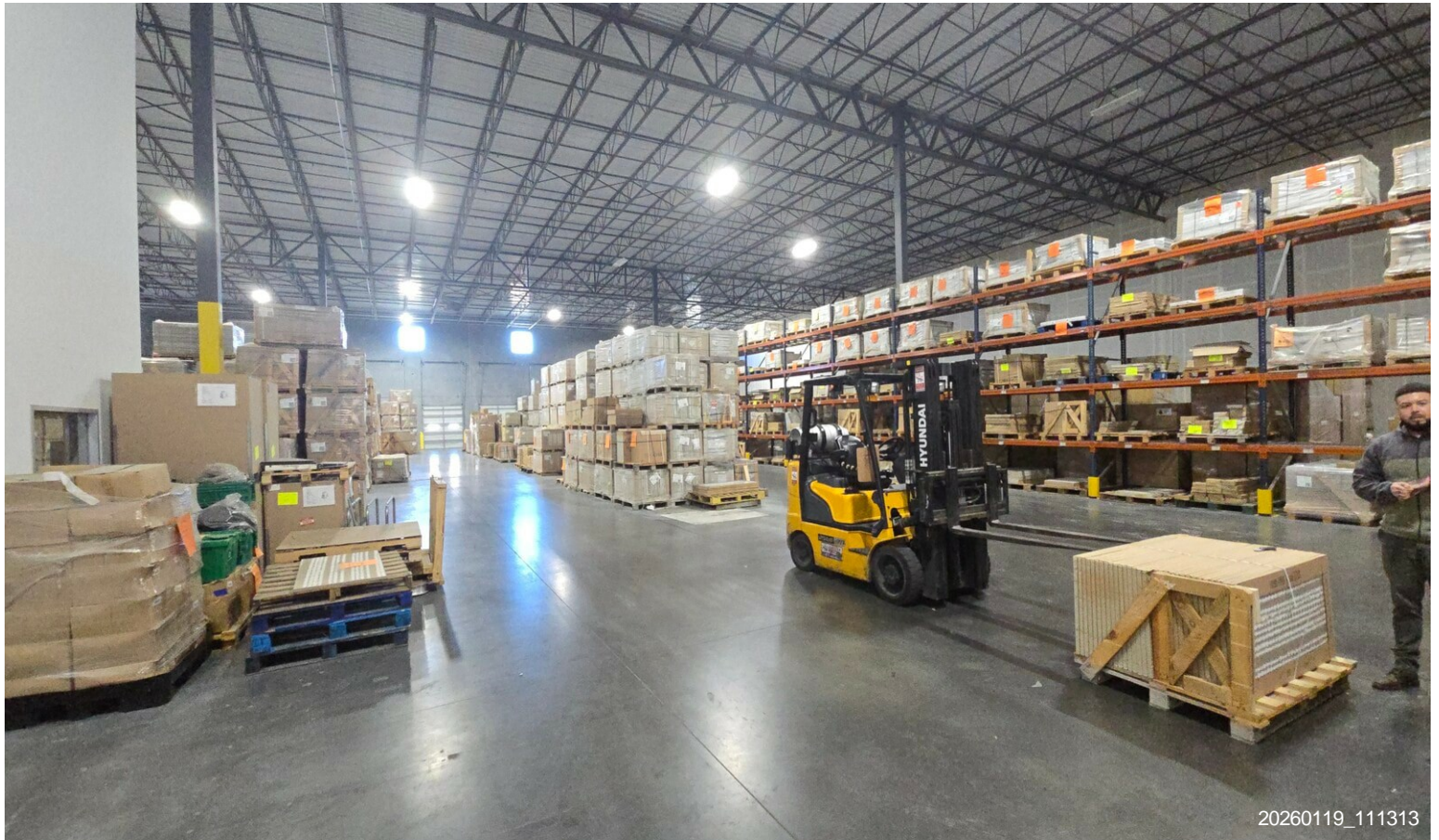
Tenant	SF Occupied	Lease Expired
Decovita	-	
Mushie	-	
Naturalena Brands	-	



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Property Photos



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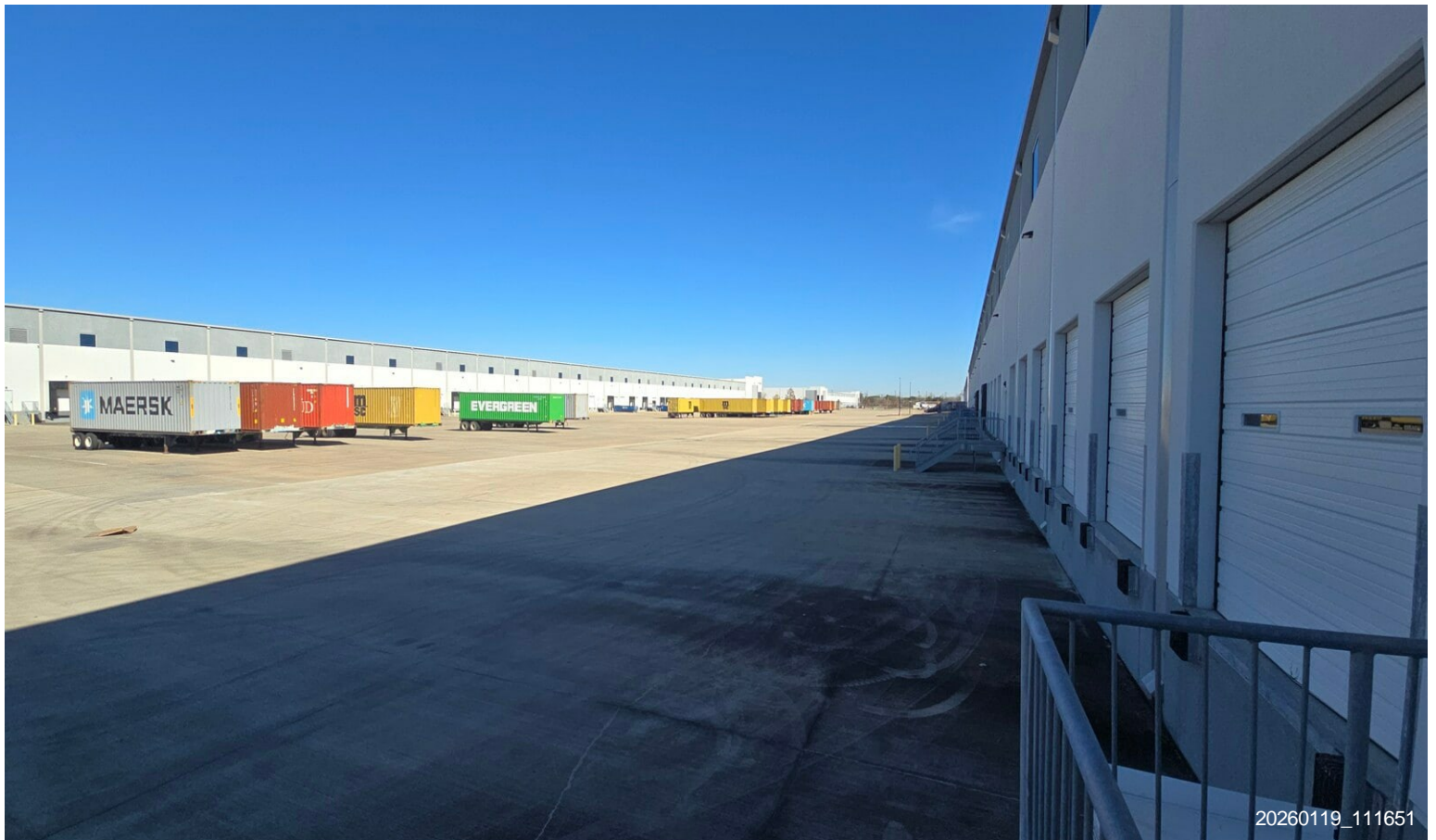


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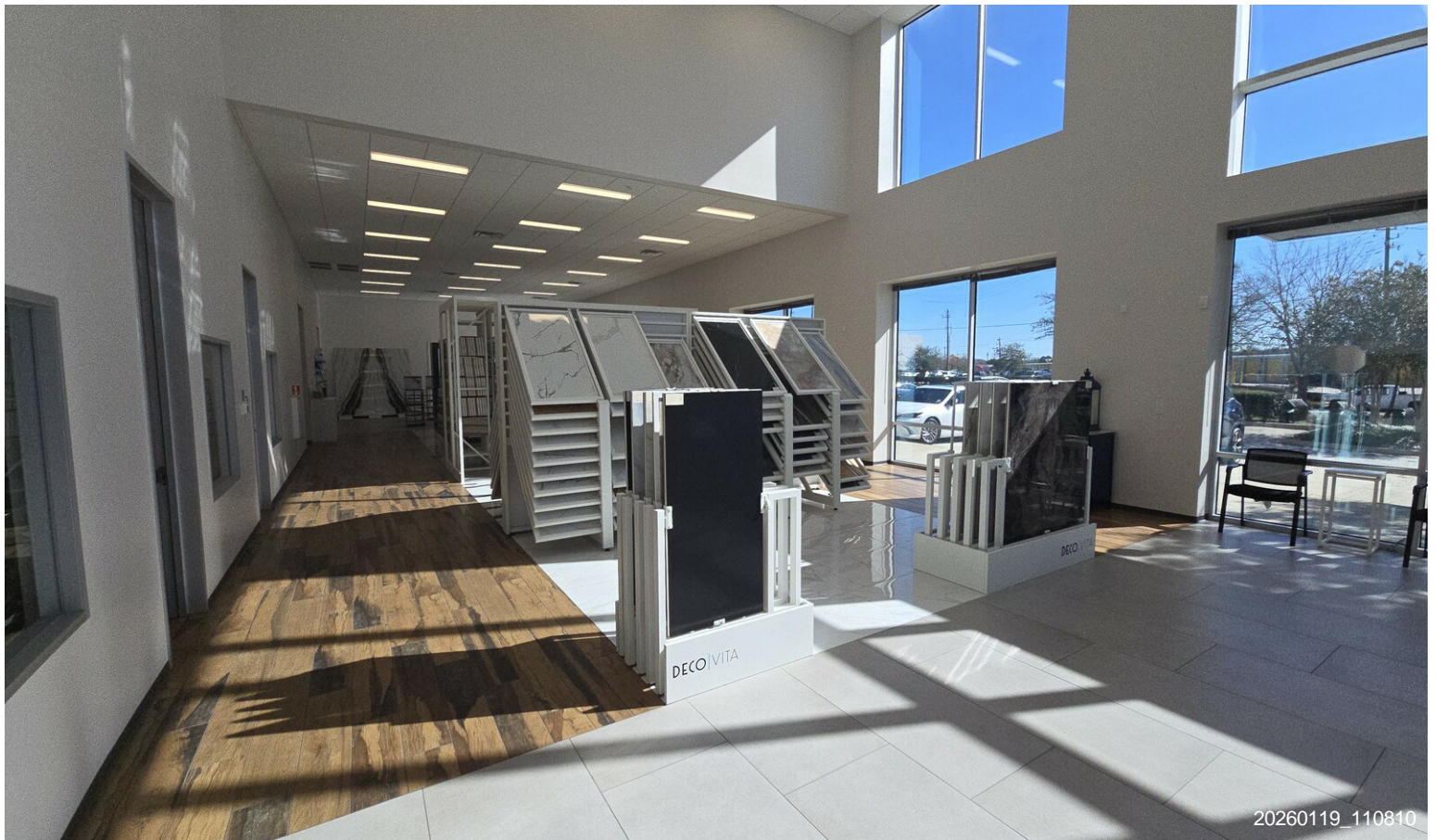
Property Photos



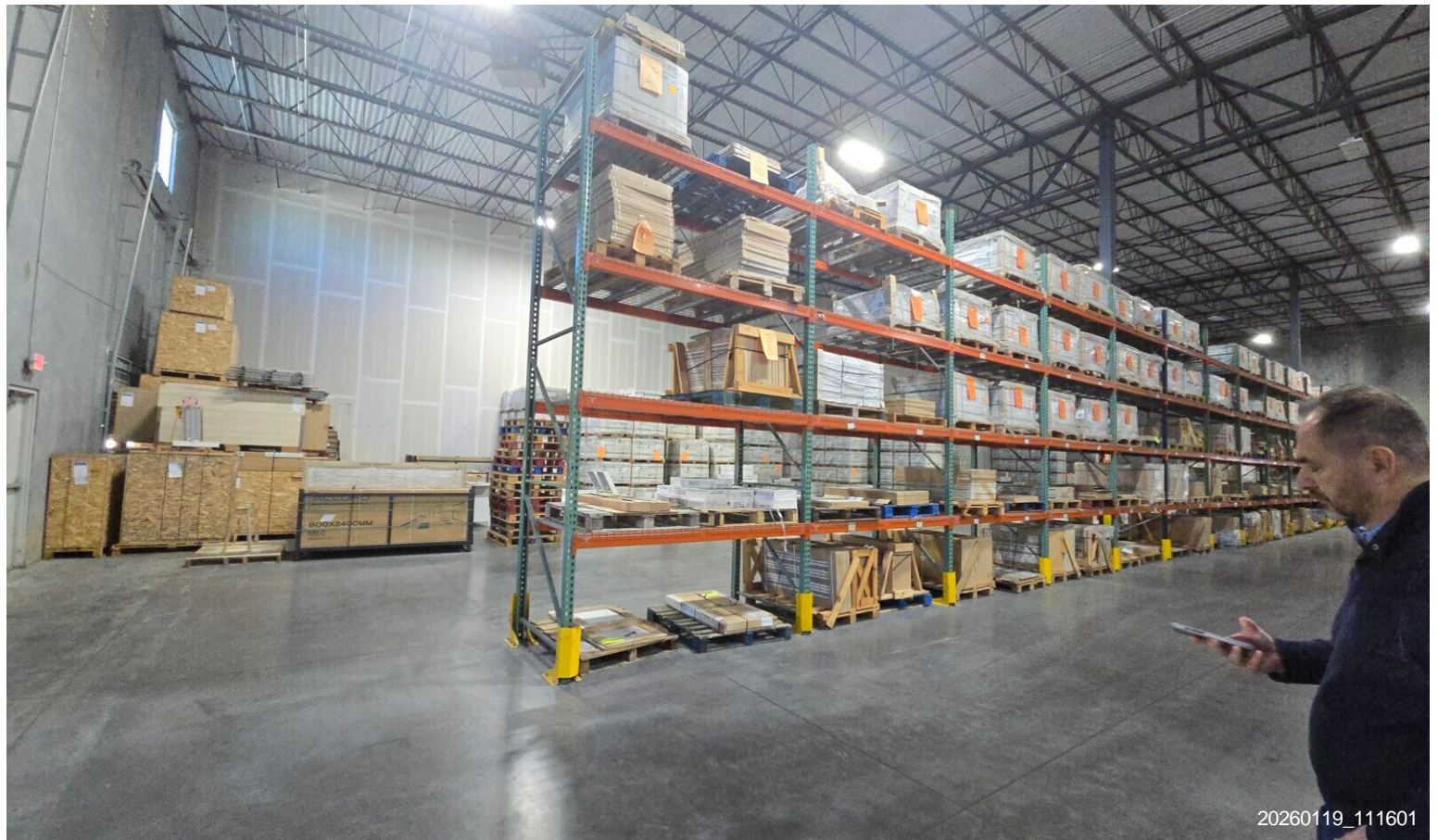
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