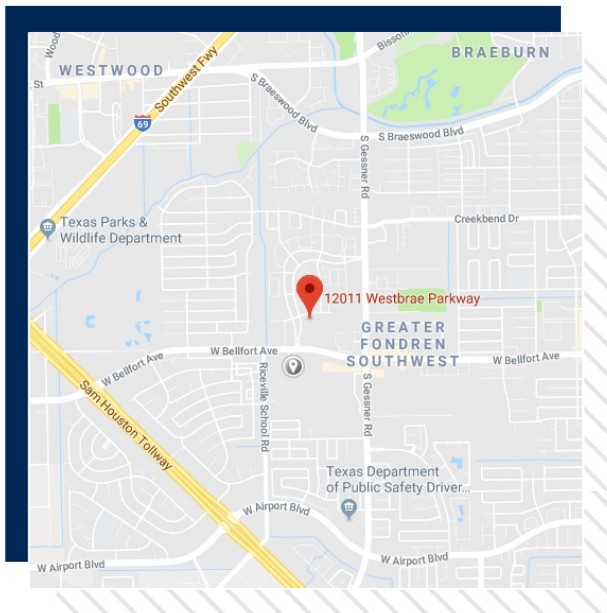


FOR SALE/LEASE



12011 Westbrae Pkwy., Houston TX 77031



- **23,000sf Office/Warehouse available for Lease**
 - (5) Dock High & (1) Grade Level
 - 16'-22' Clear Height
 - 3PH Power & Fully Insulated Warehouse
 - Fenced Truck Court
- **Entire Facility: 93,000sf on 3.77 Acres**
- Two Tenants:
 - 40,000sf Lease Expires Oct 2027
 - 28,483sf Lease Expires Mar 2026
- Total of (11) Dock High Doors; (2) Grade Level Door
- 16'-26' Clear Height; Fully Fenced Truck Court

Steven O'Connor

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Marc Lawson

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