

# SADDLEGATE BUSINESS PARK

10198 FAIRBANKS NORTH HOUSTON ROAD, HOUSTON, TEXAS 77064



## PROPERTY OVERVIEW

- Total SF:** ±6,000 SF
- Office:** ±1,500 SF with decked mezzanine
- Land:** ±0.42 AC
- Eave Height:** ±23'
- Loading:** One (1) 16' x 14' grade-level door
- Power:** 3-phase / 480 volt / 200 amps
- Year Built:** 2012
- Crane:** 5-ton crane served
- Hook Height:** ±14.5'
- Construction:** Fully insulated metal building with masonry façade
- Visibility:** Visible from Sam Houston Race Park
- Access:** Great Access to Beltway 8, Highway 290, and SH 249

## ECONOMIC DATA

- Lease Rate:** Call for information
- Available:** 11/30/23



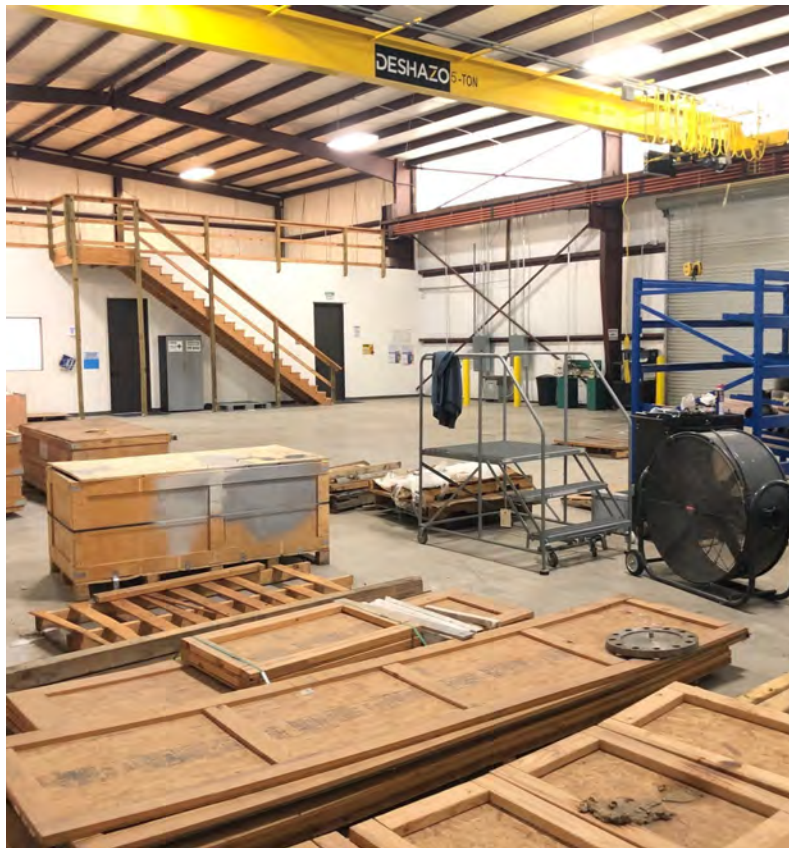
**Patrick Wolford, SIOR, CCIM** | Principal  
 pwolford@lee-associates.com  
 D 713.744.7436

**Mason Alsbrooks, CCIM** | Director  
 malsbrooks@lee-associates.com  
 D 713.744.7417

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# SADDLEGATE BUSINESS PARK

10198 FAIRBANKS NORTH HOUSTON ROAD, HOUSTON, TEXAS 77064



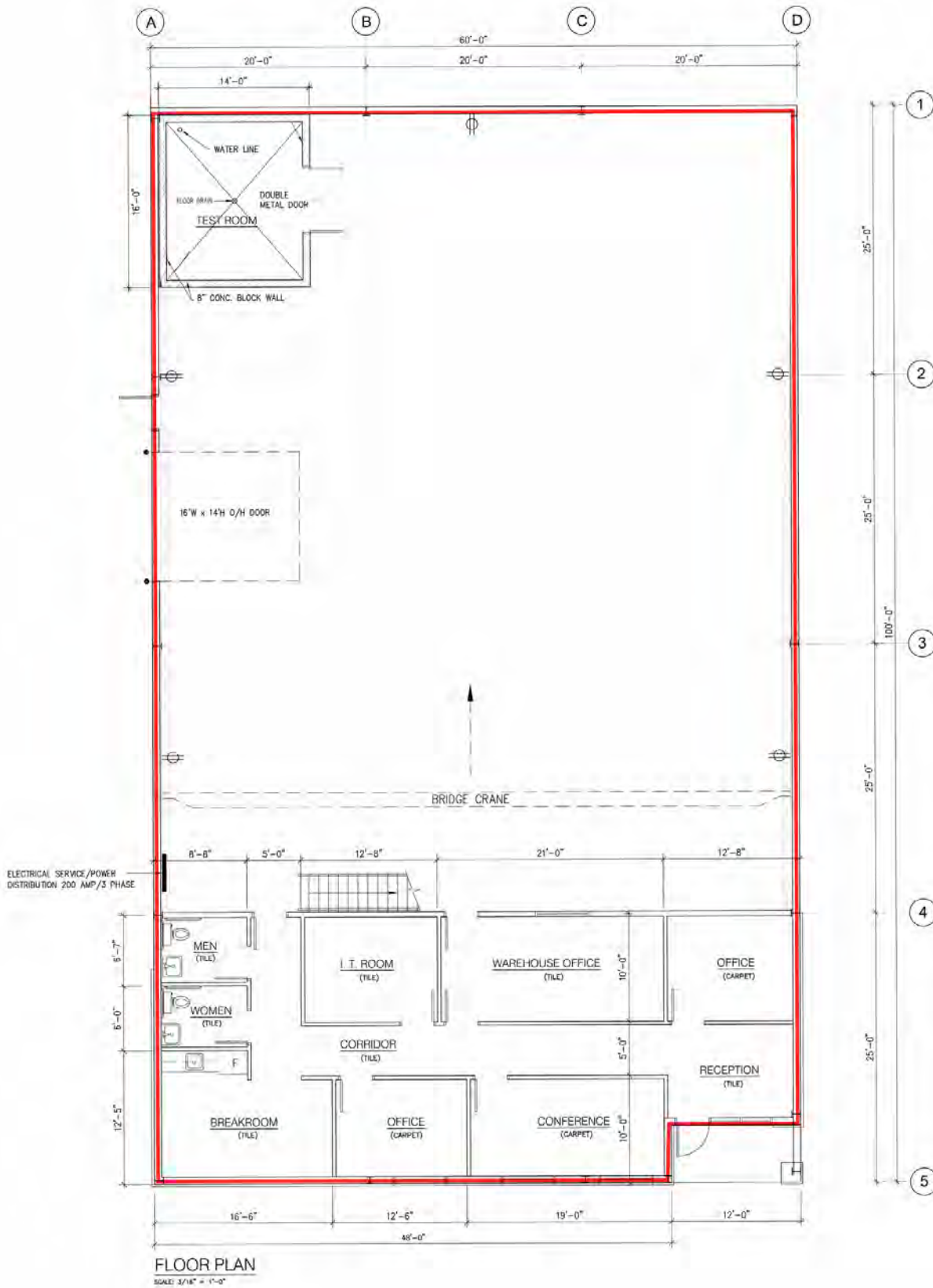
**Patrick Wolford, SIOR, CCIM** | *Principal*  
pwolford@lee-associates.com  
D 713.744.7436

**Mason Alsbrooks, CCIM** | *Director*  
malsbrooks@lee-associates.com  
D 713.744.7417

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**SADDLEGATE BUSINESS PARK**

10198 FAIRBANKS NORTH HOUSTON ROAD, HOUSTON, TEXAS 77064



**Patrick Wolford, SIOR, CCIM** | Principal  
pwolford@lee-associates.com  
D 713.744.7436

**Mason Alsbrooks, CCIM** | Director  
malsbrooks@lee-associates.com  
D 713.744.7417

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# SADDLEGATE BUSINESS PARK

10198 FAIRBANKS NORTH HOUSTON ROAD, HOUSTON, TEXAS 77064



**Patrick Wolford, SIOR, CCIM** | *Principal*  
pwolford@lee-associates.com  
D 713.744.7436

**Mason Alsbrooks, CCIM** | *Director*  
malsbrooks@lee-associates.com  
D 713.744.7417

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

