

**FOR LEASE**

# ±27,207 SF Front Load Building

674 Oates Road / Houston, TX 77013



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## Property Highlights

- New Construction Delivering Q3 2025
- ±27,707 SF Front Load Building
- Located on ±2.34 Acres of Land
- ±2,720 SF Spec Office
- Building Dimensions 100' x 250'
- 19 (9' x 10') Dock High Doors
- 1 Ramp with Oversized Door (12' x 16')
- 11 Parking Spaces
- ESFR Sprinkler System
- 480 Volt, 277 Amp, 3-Phase Power
- Located on Oates Road, 0.2 Miles from Highway 90 and Interstate 10, and Less Than 1 Mile from 610 Loop



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Associate

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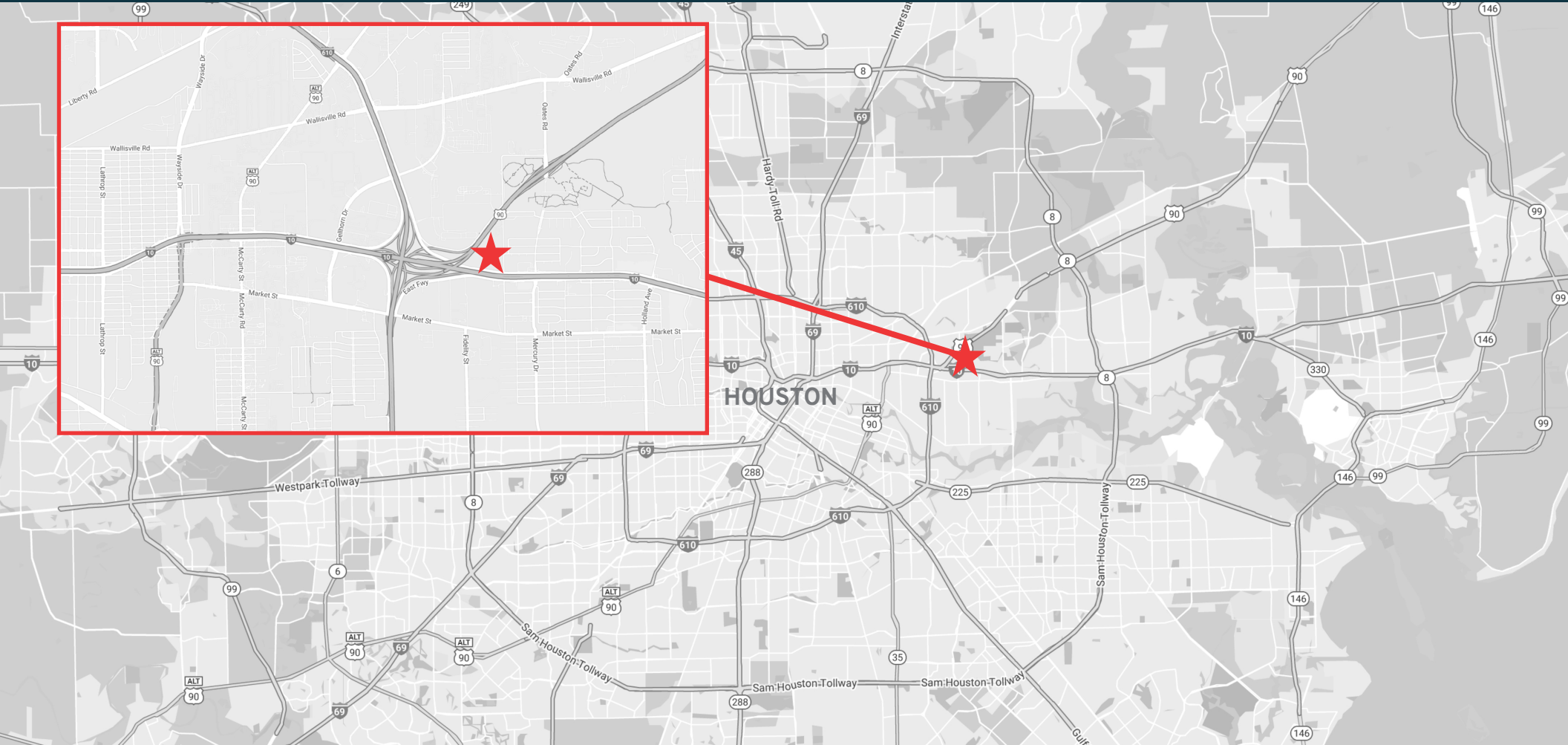
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