

FOR LEASE OR FOR SALE

4500 BLALOCK RD, BLDG 4, HOUSTON, TX 77041
OFFICE/FLEX SPACE - BUSINESS CENTER AT BLALOCK



RYAN HARTSELL
281-923-5660
rhartsell@oxfordcres.com



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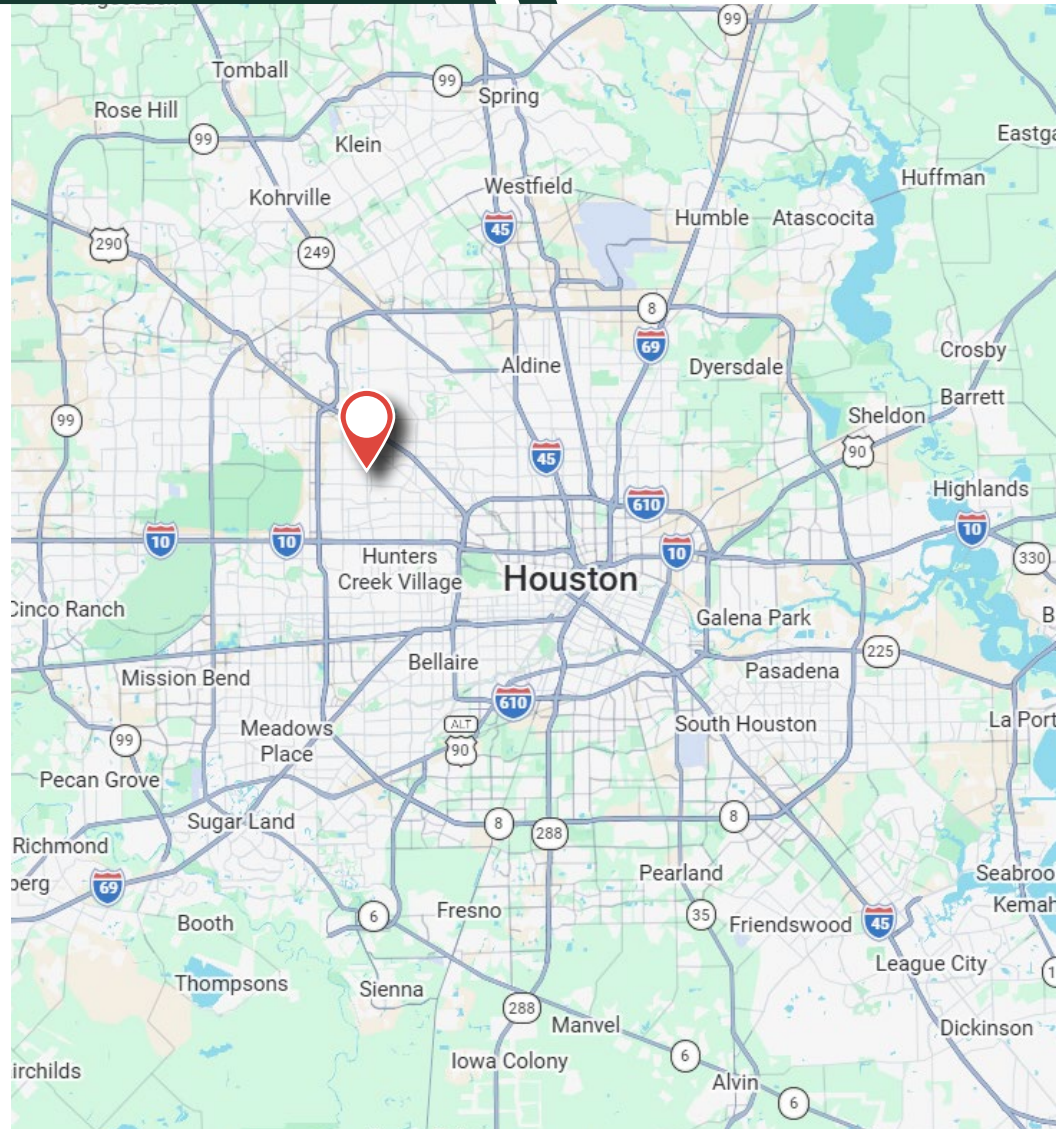
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PROPERTY FEATURES

- Total SF: 18,300
- Warehouse SF: 6,000
- Office SF: 12,300
- Land Area: 1.557 AC (67,821 SF)
- Single Tenant
- 16' - 18' Clear Height
- Drive-in Door
- Tiltwall Construction Built in 2002
- 13-Acre Planned Business Park
- Easy Access to Clay Rd, Beltway 8, Hempstead Hwy, and US-290
- Parking Ratio 3.33/1,000 SF (45 surface + 16 covered)
- **Asking Rent: Call Broker for Pricing**
- **Availability: 1/1/2027**



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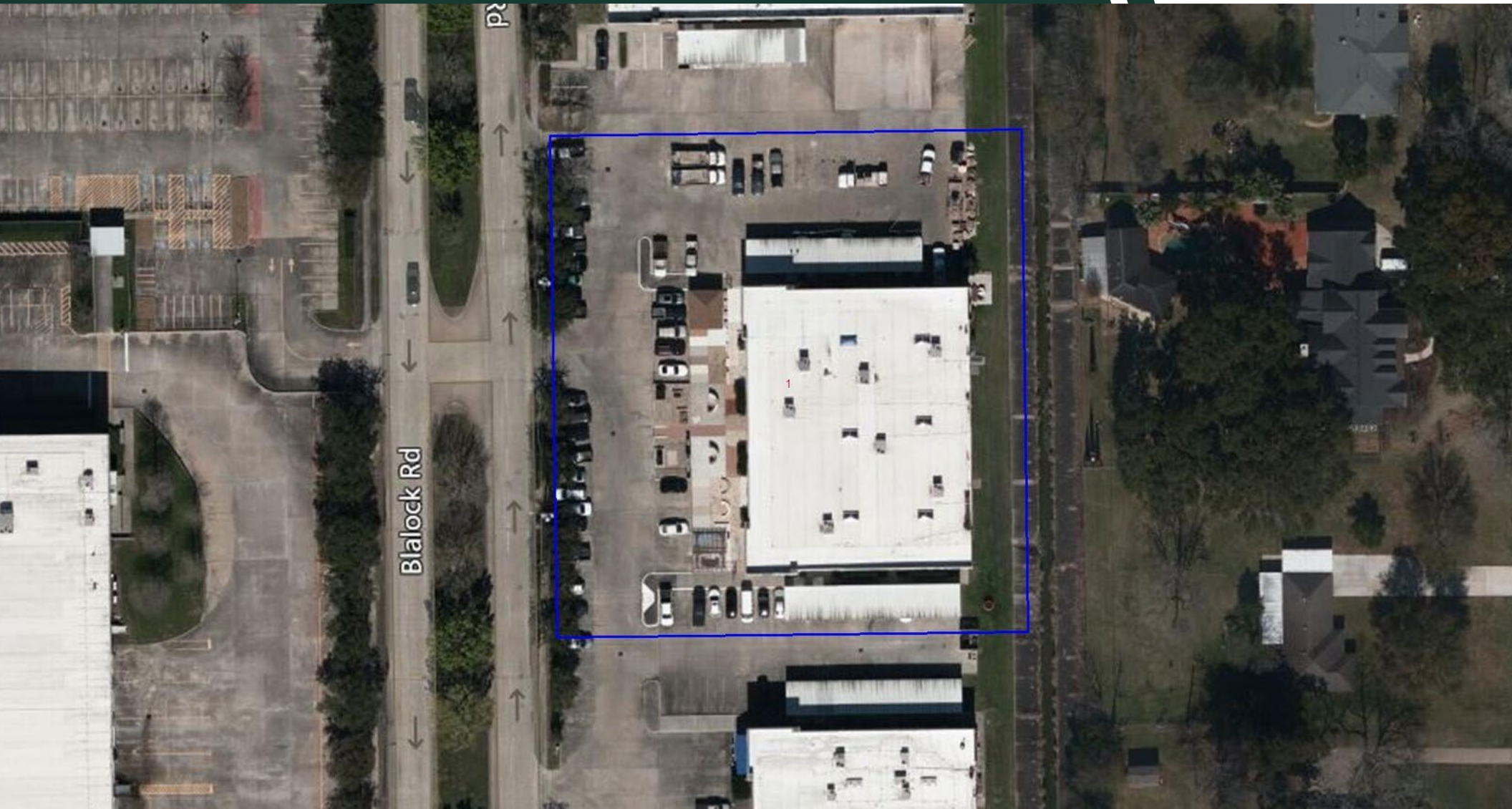


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FLOOR PLAN



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