

SUBLEASE OPPORTUNITY



20,320 SF | Light Industrial / Warehouse
Sublease Term through 04/30/2030



Positioned within one of Northwest Houston's most active and versatile industrial submarkets, this location offers outstanding regional connectivity with immediate access to US-290 and Beltway 8, two of Houston's most critical transportation corridors.

PROPERTY FEATURES

- Reception area
- Ten bay doors
- Twenty-two foot clear ceiling height
- Private access-controlled gate and fencing
- Abundant natural light
- Security system
- Private offices
- Kitchen and breakroom area
- Conference rooms
- Multiple men's and women's restrooms
- Storage area
- Large 16-foot-wide "Big A" industrial fan
- Ample private parking
- Ability to subdivide
- Easy access and turnaround space for 18-wheelers
- Numerous nearby dining options

SUBLEASE AT **\$10.00 NNN**



LOCATION

5611 GUHN ROAD | HOUSTON, TX 77040

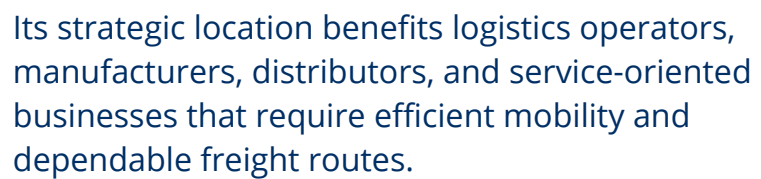
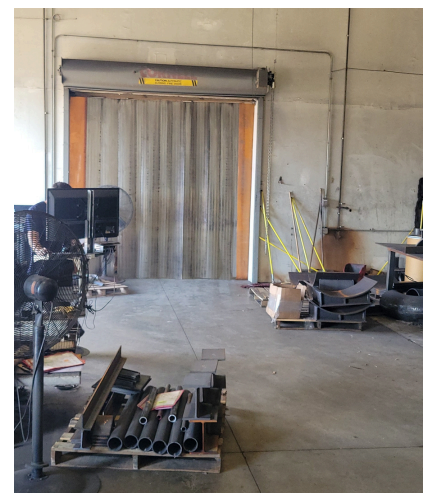
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MORE INFO

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Proximity to Beltway 8, US-290, and SH-249 supports companies serving Greater Houston, Central Texas, and broader regional distribution channels, helping avoid congestion and elevated operating costs.

The surrounding area benefits from a reliable labor pool supported by a younger residential demographic and a large nearby population. The property's adaptable layout supports manufacturing, assembly, warehousing, contractor trades, and other industrial uses.

