

**±18,525 SQ.FT.
100% HVAC
SINGLE-TENANT
WAREHOUSE
FOR SALE OR
FOR LEASE**



6811 MCHARD ROAD, BUILDING 4, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±18,525 SF Total with ±2,025 SF of Office
- ▶ 100% HVAC
- ▶ Multiple Electrical Drops Throughout Warehouse
- ▶ Shop Restroom
- ▶ Three (3) 14'x16' Grade Level Doors
- ▶ 10-Ton Crane Ready
- ▶ 3 Phase / 480 V / 400 AMP Power
- ▶ City Water and Sewer
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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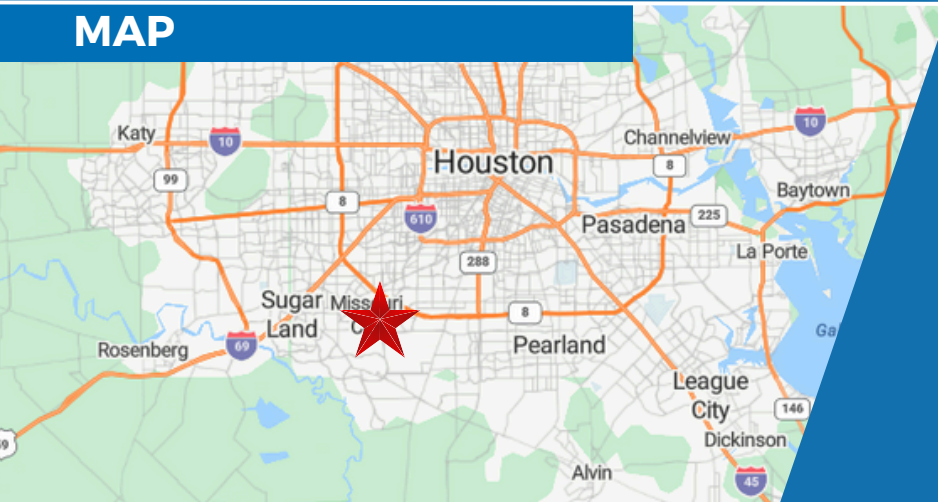


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Building 4 at Independence Business Park is a fully HVAC-equipped and fully insulated single-tenant warehouse in a master-planned industrial park. The building offers exceptional functionality with LED lighting, heavy power, private truck courts, and three (3) grade-level doors with track guards.

MAP



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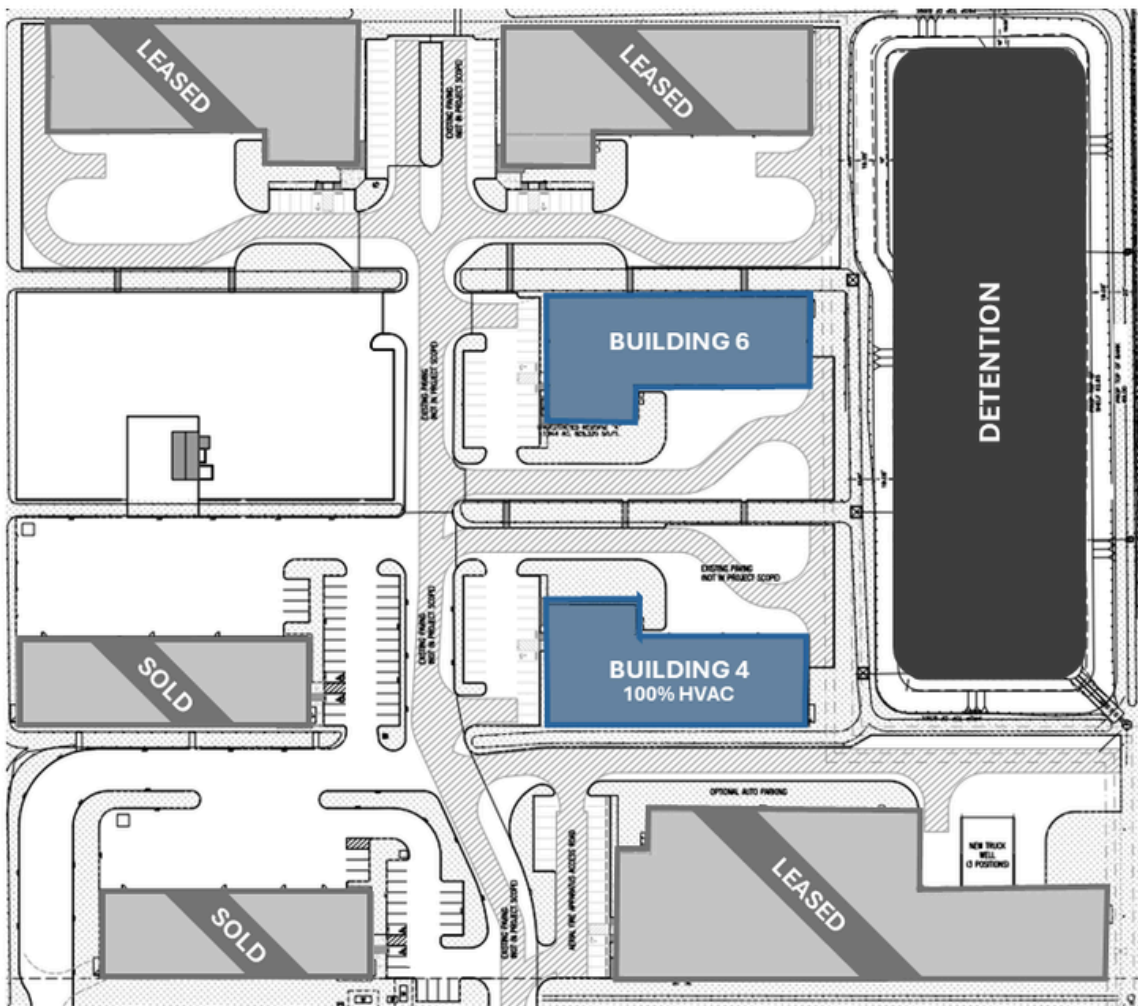
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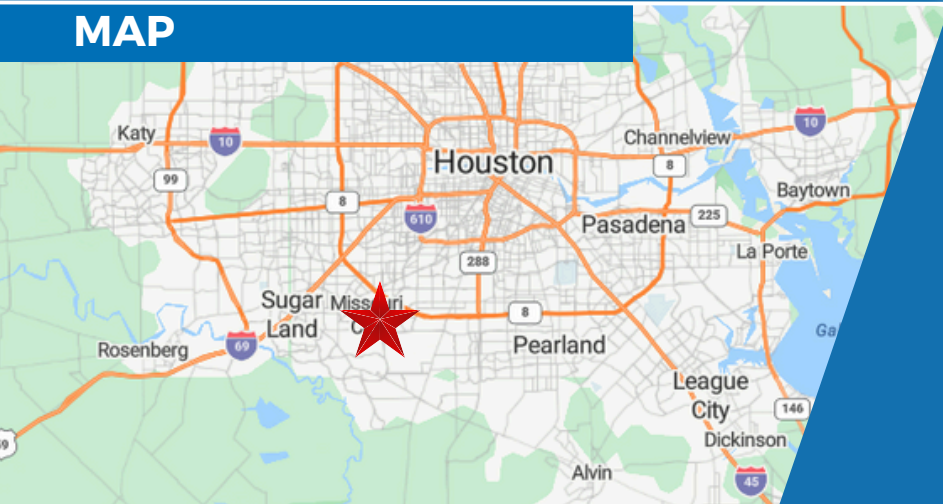
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	TOTAL SF	OFFICE SF	HIGHLIGHTS
BUILDING 4	18,525 SF	2,025 SF	100% HVAC
BUILDING 6	18,525 SF	2,025 SF	3 Grade-Level Doors

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