

FOR LEASE

±54,910 SF Freestanding Office/Warehouse With Yard



7403 Wright Road, Houston, Texas 77041



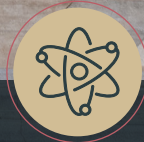
±54,910
TOTAL SF



±10,841 SF
OFFICE AREA
(3 BUILDINGS)



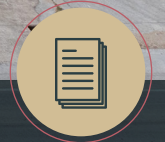
±42,701 SF
WAREHOUSE AREA
(MULTIPLE SECTIONS)



±1,368 SF
LAB BUILDING



12' - 20'
CLEAR HEIGHT
(DIFFERENT SECTIONS)



AVAILABLE
DECEMBER 2026/
JANUARY 2027

John Ferruzzo, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

Jack Ferruzzo
+1 713 304 5911
jack.ferruzzo@kbcadvisors.com

KBC Advisors | Houston
1233 West Loop South, Suite 1270
Houston, Texas 77027

7403 Wright Road, Houston, Texas 77041

Executive Overview



PROPERTY HIGHLIGHTS

- » ±54,910 SF Total
- » ±10,841 SF Office Area (3 Buildings)
- » ±1,368 SF Lab Building
- » ±42,701 SF Warehouse Area (Multiple Sections)
- » Dock High & Grade Level Loading
- » Heavy Power
- » ±12' - 20' Clear Height
- » Available December 2026 / January 2027

LOCATION / LAND HIGHLIGHTS

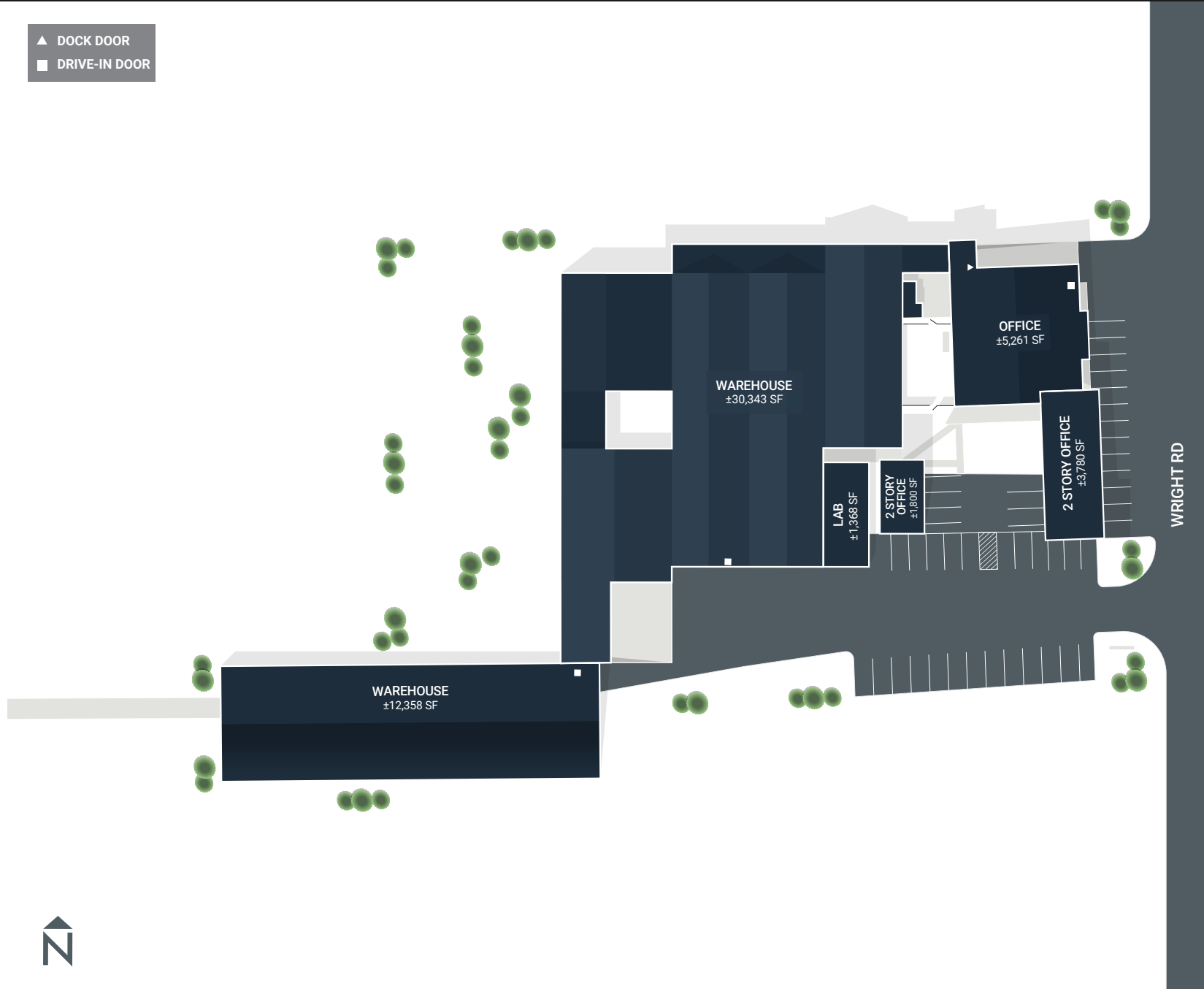
- » ±5.6 Total Acres of Land (Large Area that can be stabilized for Outside Storage)
- » Located just North of FM 529 (0.3 miles from FM 529)
- » Great access to FM 529, HWY 290, and Beltway 8



Lease Rate: \$0.70 / SF NNN

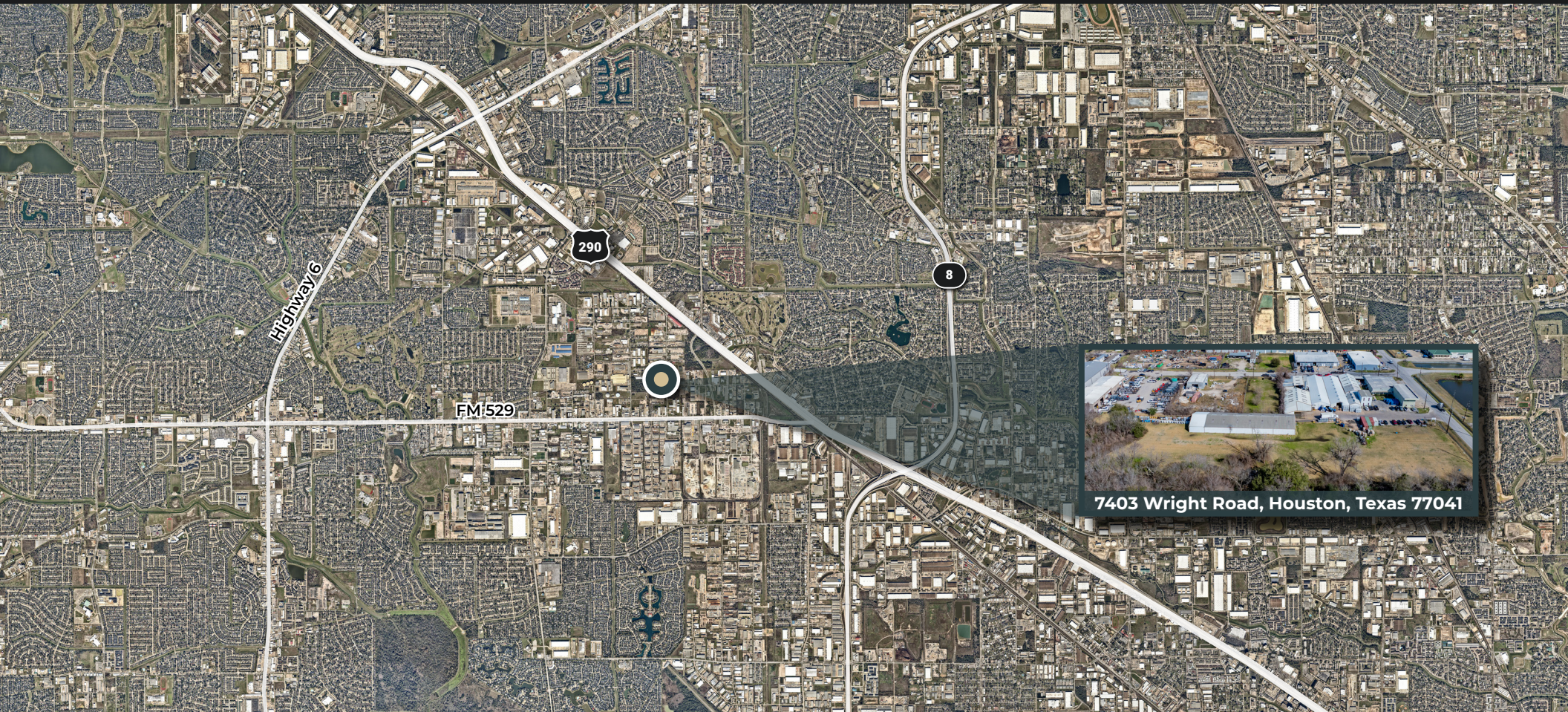
Site Plan

- ▲ DOCK DOOR
- DRIVE-IN DOOR



7403 Wright Road, Houston, Texas 77041

Regional Map



John Ferruzzo, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

Jack Ferruzzo
+1 713 304 5911
jack.ferruzzo@kbcadvisors.com

KBC Advisors | Houston
1233 West Loop South, Suite 1270
Houston, Texas 77027

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM