

WESTLAND BUSINESS PARK

8401 WESTLAND WEST BLVD.

HOUSTON, TEXAS 77041



FOR SALE OR LEASE

+/- 118,270 SQUARE FEET AVAILABLE

On +/- 6.65 Acres



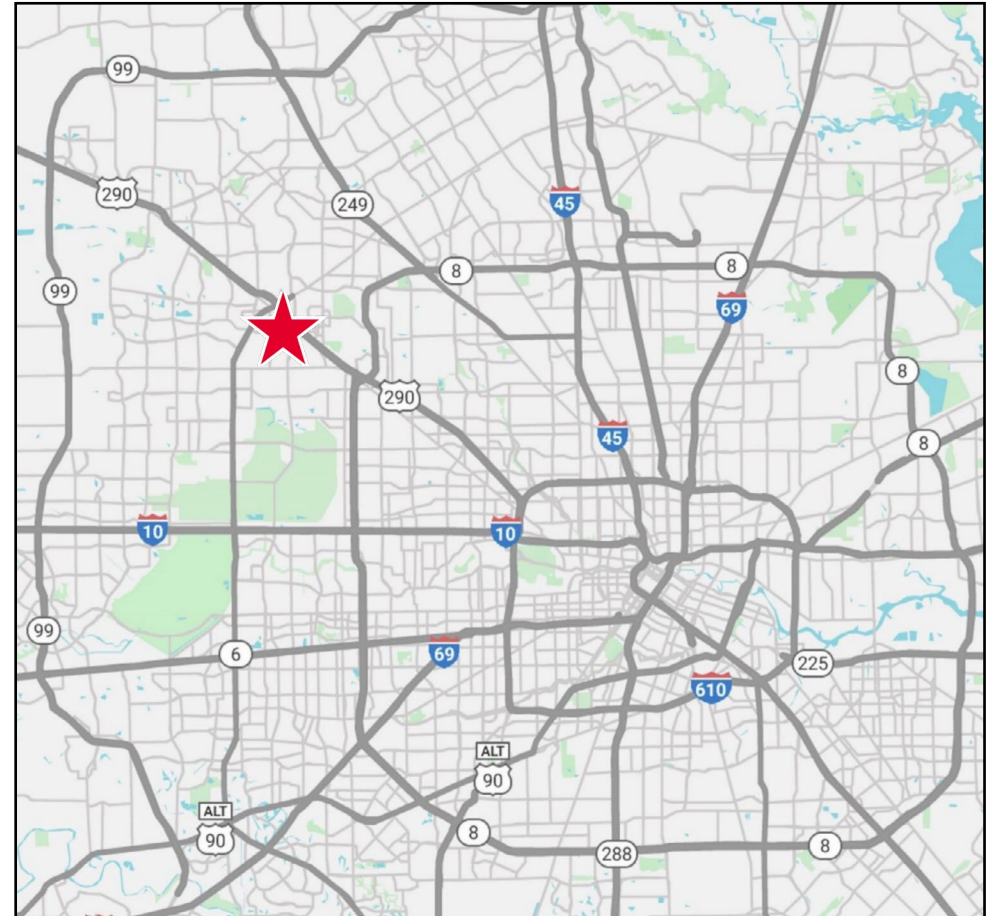
FREESTANDING +/- 118,270 SF (DIVISIBLE) DOCK HIGH DISTRIBUTION BUILDING LOCATED IN THE HEART OF HOUSTON'S NORTHWEST SUBMARKET WITH ACCESS TO HIGHWAY 290 VIA N ELDRIDGE PARKWAY AND WEST ROAD

OVERVIEW

8401 WESTLAND WEST BOULEVARD.

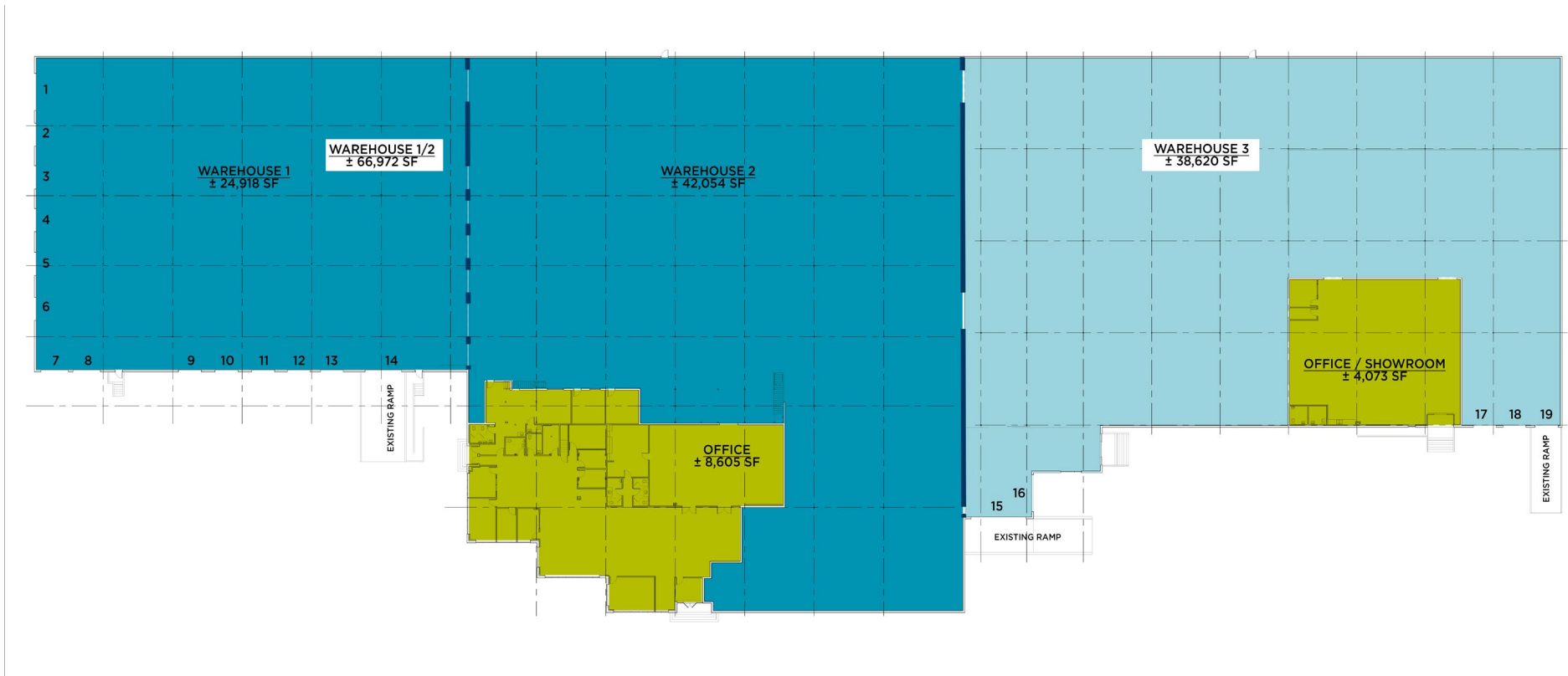
PROPERTY OVERVIEW

Rentable Area	+/- 118,270 SF (Divisible)
Office Area	+/- 8,605 SF
Showroom Area	+/- 4,073 SF
Warehouse Area	+/- 105,592 SF
Site Area	+/- 6.65 AC
Clear Height	25'
Power	800 Amps
Doors	15 Dock-High Doors
Ramps	4 Drive-In Ramps
Levelers	13 Pit and Edge of Dock Levelers
Sprinkler System	Sprinklered
Parking Spaces	127 Parking Spaces
Truck Court	Fenced and Secured
Lease Rate	Contact Broker



SITE PLAN

8401 WESTLAND WEST BOULEVARD.



FOR MORE INFORMATION, PLEASE CONTACT:

CARTER HOLMES

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JOHN KRUSE

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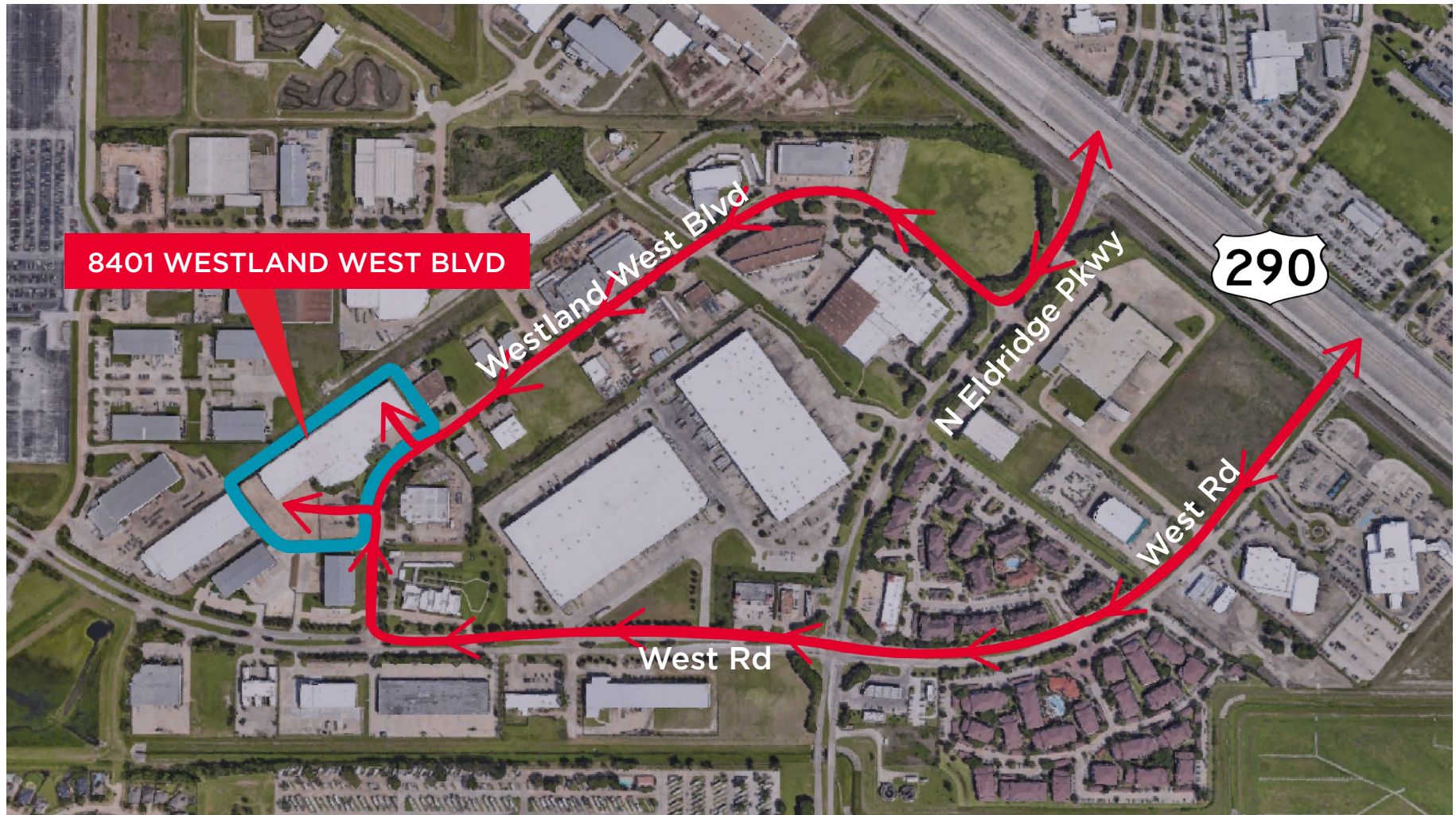
KELLY LANDWERMEYER

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AERIAL

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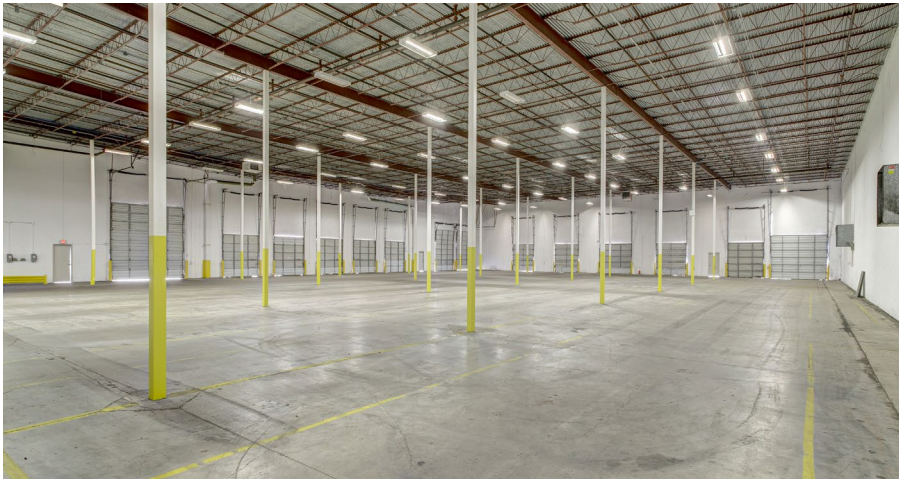
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PHOTOS

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