

WESTLAND

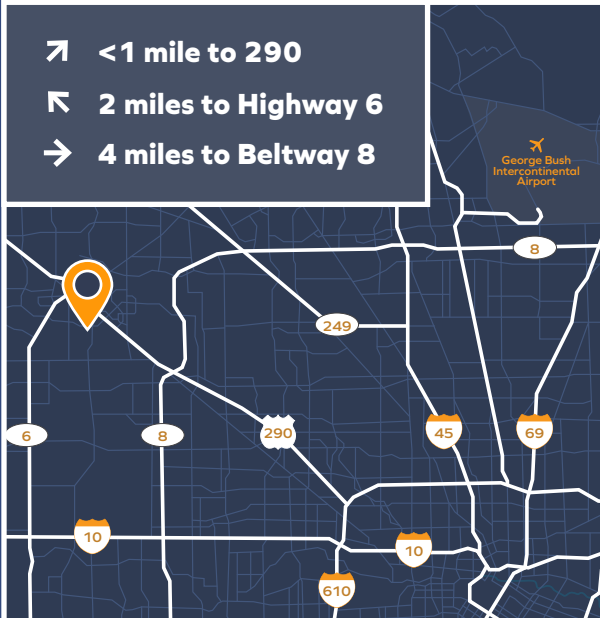
TECH CENTER

13805 WEST ROAD, SUITE 250
HOUSTON, TX 77041

5,551 SF FOR LEASE



- <1 mile to 290
- 2 miles to Highway 6
- 4 miles to Beltway 8



PROPERTY OVERVIEW

- 61,600 SF
- 4.48 acres
- 18' clear height
- 95' drive around building
- Heavy power
- Fully sprinklered
- 3.5/1,000 parking ratio
- Rear-load configuration
- Dock-well and grade-level loading
- Industrial/flex building
- Frontage on West Road
- Built in 2000
- Full Make Ready in progress, including LED lights and dock well construction

WOODY HILLYER
713.300.0271
woody.hillyer@streamrealty.com

JACK RATHE
713.300.0298
jack.rathe@streamrealty.com

STREAM



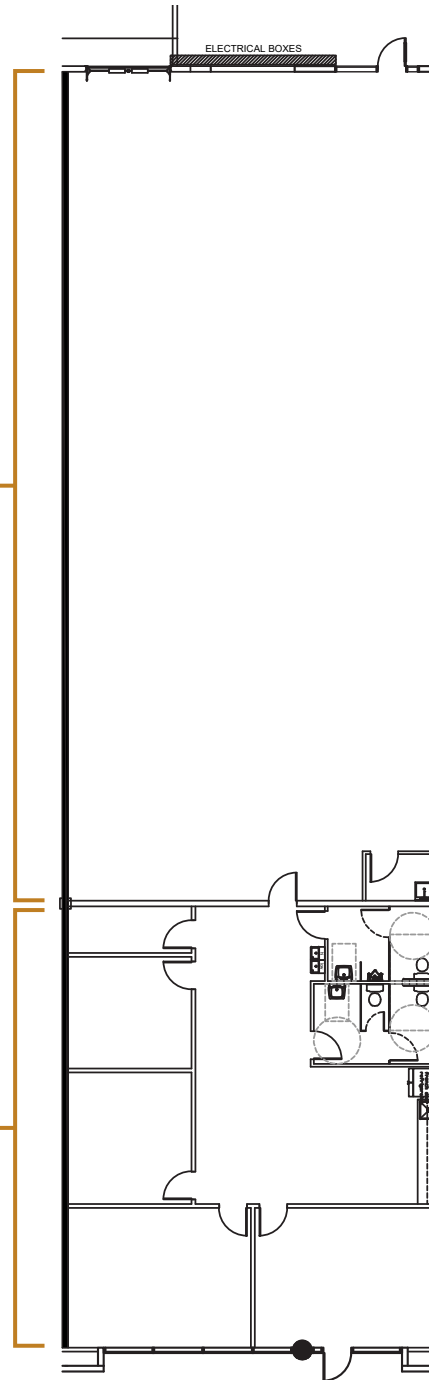
ENTRADA
PARTNERS

WESTLAND

TECH CENTER

WAREHOUSE
3,601 SF

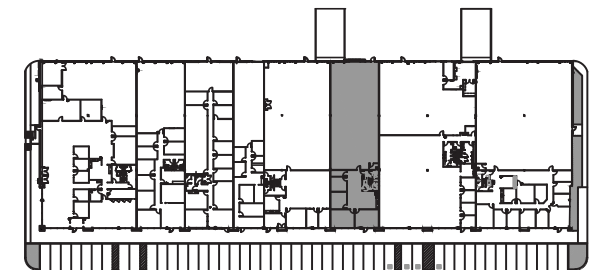
OFFICE
1,950 SF



SUITE 250

5,551 SF FOR LEASE

- 3,601 SF warehouse
- 1,950 SF office
- 1 dock-well door
- 18' clear height
- Sprinklered
- Fully climate controlled



WESTLAND

TECH CENTER

13805 WEST ROAD, SUITE 250
HOUSTON, TX 77041

5,551 SF FOR LEASE



WOODY HILLYER
713.300.0271
woody.hillyer@streamrealty.com

JACK RATHE
713.300.0298
jack.rathe@streamrealty.com

STREAM



ENTRADA
PARTNERS

WESTLAND

TECH CENTER

13805 WEST ROAD, SUITE 250
HOUSTON, TX 77041

5,551 SF FOR LEASE



WOODY HILLYER
713.300.0271
woody.hillyer@streamrealty.com

JACK RATHE
713.300.0298
jack.rathe@streamrealty.com

STREAM



ENTRADA
PARTNERS