

FOR LEASE

±145,323 Total SF | Up to ±20.73 Acres | Major Renovations Underway

12800 Aldine Westfield Road, Houston, Texas 77039



±145,323 SF
Total Area



±14,153 SF
Office Area



±10.8 ACRES
Developed,
±9.9 Acres of Potential IOS



(6) 5-TON CRANES
Can Upgrade to
10-Ton / 20-Ton



±21' - 25'
Clear Height



HEAVY POWER
10,000 Amps
Potentially Upgradeable

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12800 ALDINE WESTFIELD ROAD, HOUSTON, TEXAS 77039

Building Rendering



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Property Overview



PROPERTY HIGHLIGHTS

- » ±145,323 SF Total
- » ±123,024 SF Warehouse Area
- » ±14,153 SF Office Area
- » ±1,625 SF Side Building
- » ±3,487 SF North Building
- » ±3,034 SF East Building
- » (6) 5-Ton Cranes (ability to upgrade to 10-Ton or 20-Ton)
- » ±21' - 25' Clear Height
- » 8 Loading Doors:
 - (5) Grade Level Doors
 - (4) Dock Doors
- » 2 Exterior Truck Wells
- » **Heavy Power - 10,000 Amps (Potentially Upgradeable)**
- » New LED Warehouse Lights
- » **New Insulated Roof**
- » 25' x 55' Column Spacing
- » 4-Building Manufacturing Complex

LOCATION / LAND HIGHLIGHTS

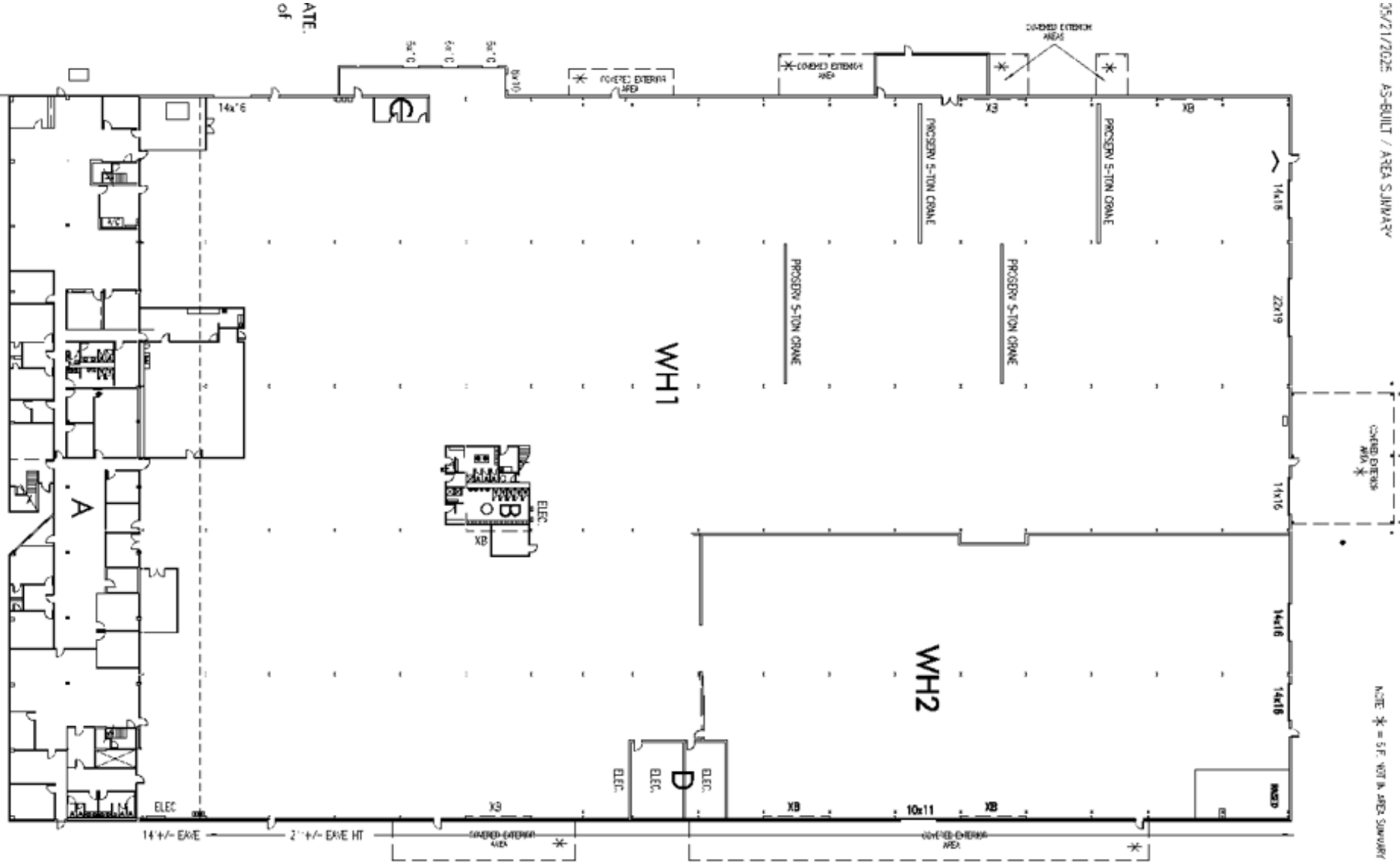
- » Just South of Aldine Westfield / Aldine Mail Route intersection
- » ±10.8 Acres developed, 9.9 Acres of Potential IOS
- » Great access to Hardy Toll Road & Highway 69 North

For Lease: \$0.75 / SF NNN

For Sale: Possible (Call Broker for more information)



Main Building Site Plan | Before Demo & Renovations



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Property Photos



Property Improvements (Major Renovations Underway)



UPCOMING RENOVATIONS

Type	Item	Date	Comment
Demolitions	Demolish mezzanine, excess office, cafeteria and storage	Q3 2025	
Demolitions	Remove the demising wall in the warehouse	Q3 2025	
Docks	Service all dock-high doors and drive-in doors	Q3 2025	
Docks	Upgrade obsolescent well doors to modern specifications	Q3 2025	
Electrical	Upgrade warehouse lights to LED	Q3 2025	
Electrical	Upgrade exterior wall pack lights	Q3 2025	
Electrical	Upgrade exterior pole lights	Q3 2025	
Floors	Repair warehouse floors and fill in the pits	Q3 2025	
Framing	Repair damaged metal panels	Q3 2025	
Landscaping	Clean-up the brush on the premises and around the fence	Q3 2025	
Mechanical	Service the 5-ton cranes	Q3 2025	
Mechanical	Upgrade the middle-bay cranes to either 10 or 20 tons	-	Potential upgrade
Mechanical	Upgrade HVAC units servicing office	-	Pending tenant request
Office	Modernize about 6,500 SF of office space	-	Pending tenant request
Paint	Repaint all interior and exterior spaces	Q4 2025	
Paving	Sealcoat, restripe and crack fill employee parking lot	Q4 2025	
Paving	Repair and replace damaged concrete parking	Q4 2025	
Paving	Re-pour gravel on the gravel parking lot	Q4 2025	
Paving	Repair truck wells, install sump pumps	Q3 2025	
Roof	Replace Main Building roof with new metal panels	Q3 2025	
Roof	Replace North Building roof with new TPO	Q3 2025	

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Potential IOS Site/Laydown Yard



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Potential IOS Site – Rendering



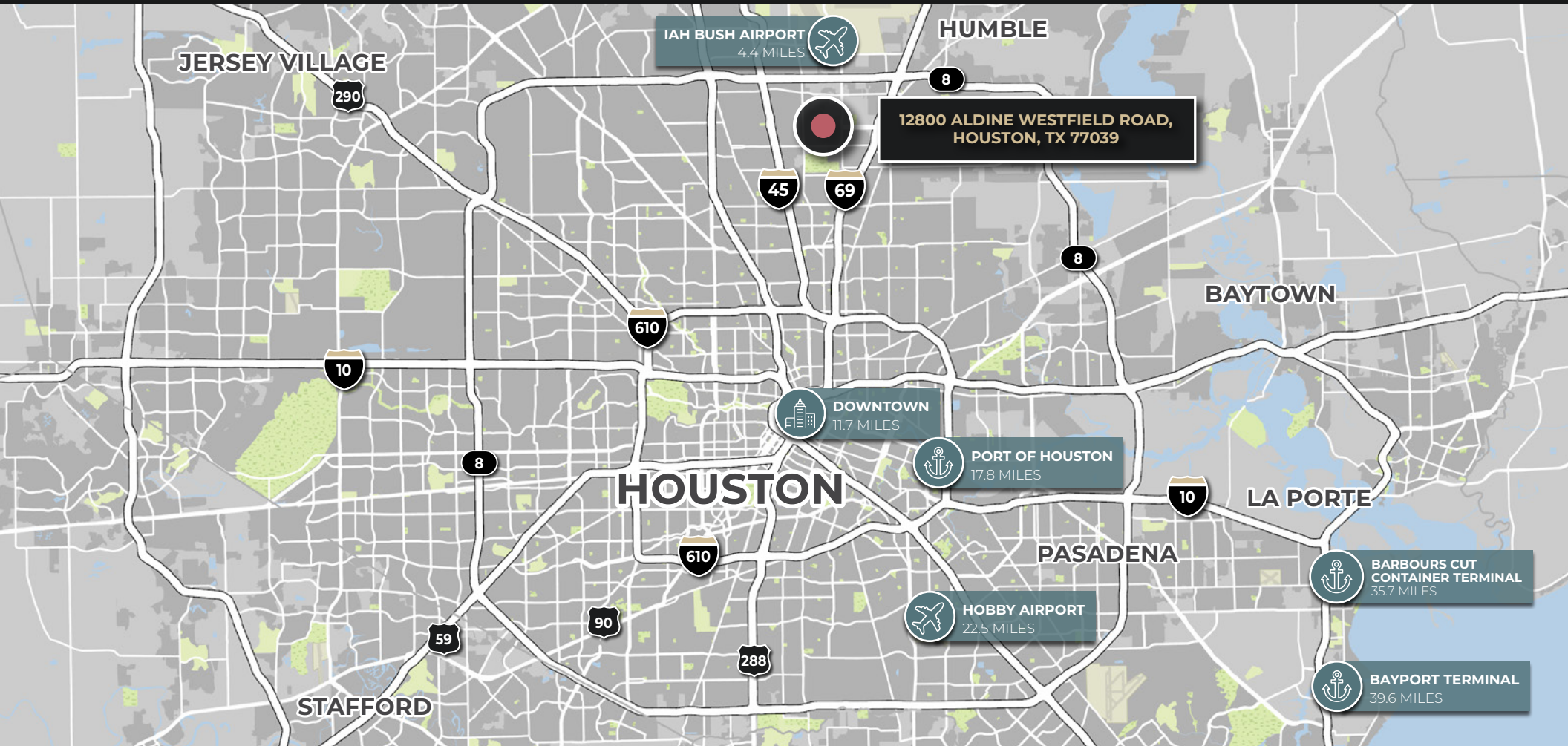
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Potential Laydown Yard – Rendering



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Location Map



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