

Newly Renovated Office and Warehouse



7390 Northcourt Road

Houston, TX

Building Size: 139,500 SF | 139,500 SF of Industrial Space Available

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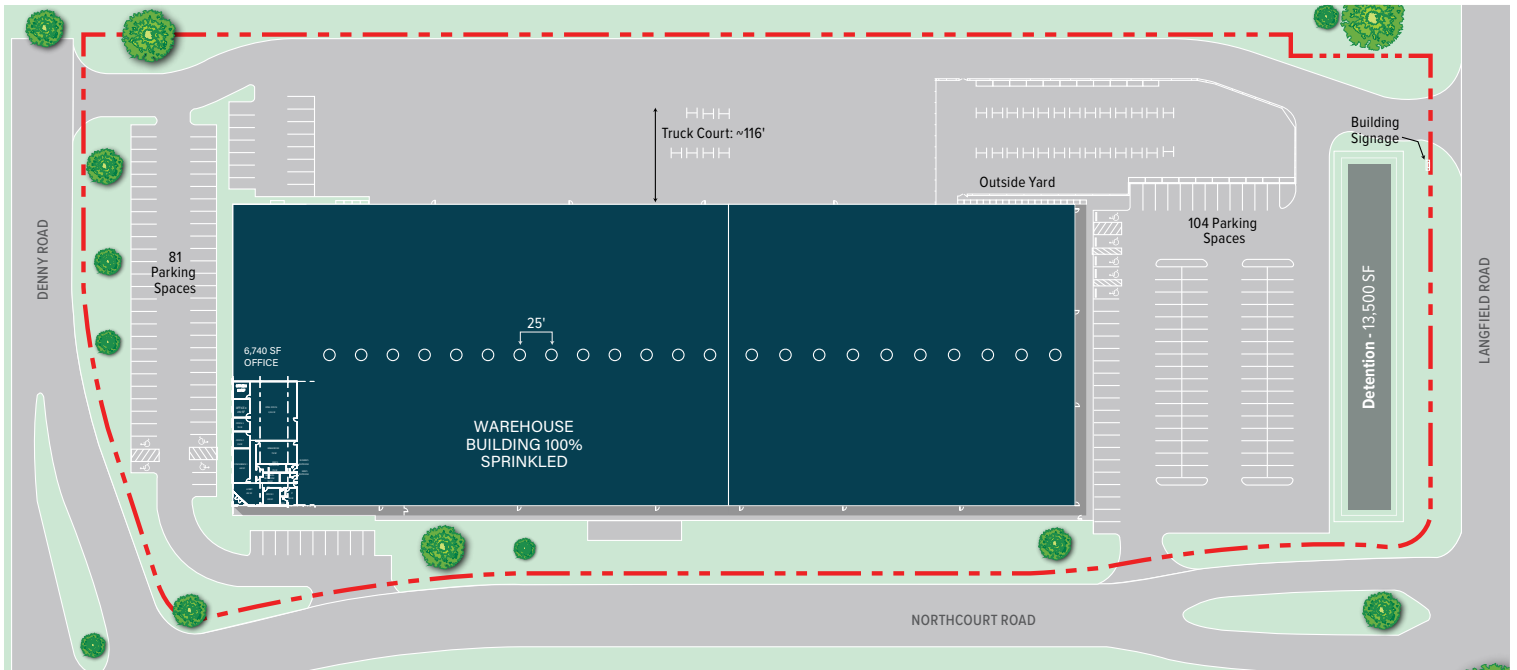
BUILDING SPECIFICATIONS

- 139,500 SF total building size
- 139,500 SF available size
- Approximately 6,000 SF of office
- 198 parking spaces
- Tilt wall construction
- Fenced
- 11 HVLS Fans
 - (7) 8' Fans, (4) 10' Fans
- 3 oversized grade level doors
- 800 amps of power with capacity for 1,200 amps
- 22 dock high overhead doors
 - 12 Pit Levelers
 - 5 Edge of Dock Levelers
- Clear Height: 22' at Eaves / 25' at peak
- ESFR sprinkler system in warehouse
- LED Lighting to an average of 30 FC
- Built in 2006/2014
- 116' truck court



ADDITIONAL INFORMATION

- Parking area on Eastside of building could be used as outside storage (+/- 1 acre)
- 4 points of access for ingress and egress to the property
- Immediate access to U.S. 290, Interstate I-10, and Beltway 8

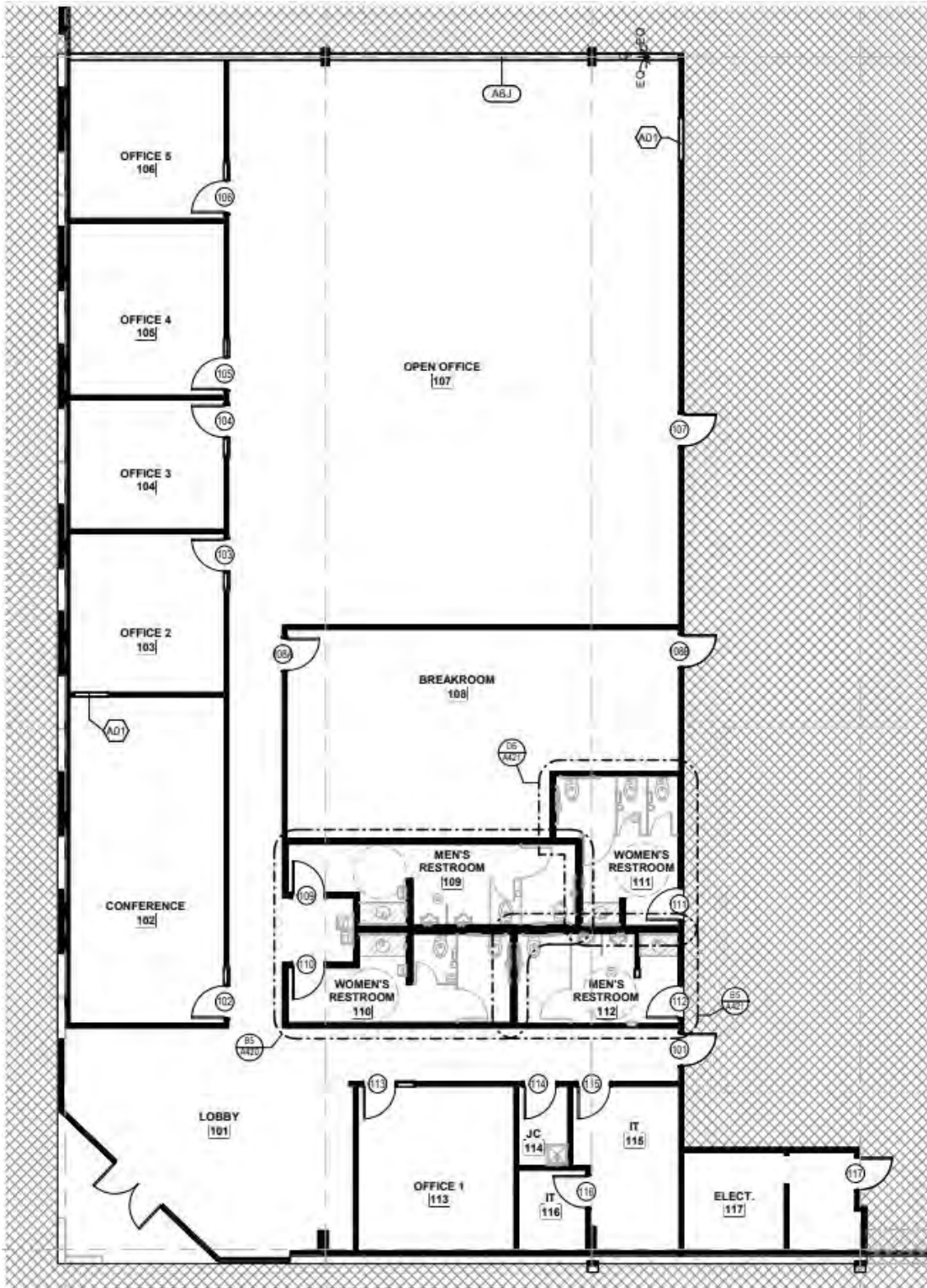


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Office Plan



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