



**9,100 SF STAND ALONE BUILDING**

**Sales Price: \$1,100,000**

**Net Lease Price: \$8,000/month**

**Space is "As-Is"**

### Warehouse Features

- +/- 5,000 sf warehouse
- Three overhead doors (12'x16')
- 28' eave height
- 10 ton crane ready
- Mezzanine storage in warehouse
- Exterior security cameras
- Gated entrance with keypad
- Clear span building

### Office Features

- 4,100 sf Class A office space
- Fully furnished with class A furniture
- 12 foot ceilings
- Upgraded finishes throughout
- Security, Phone and IT systems in place
- Glass wall partitions

**SUBJECT** →



For more information, please contact:

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Senior Director

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Cushman & Wakefield of Texas, Inc.

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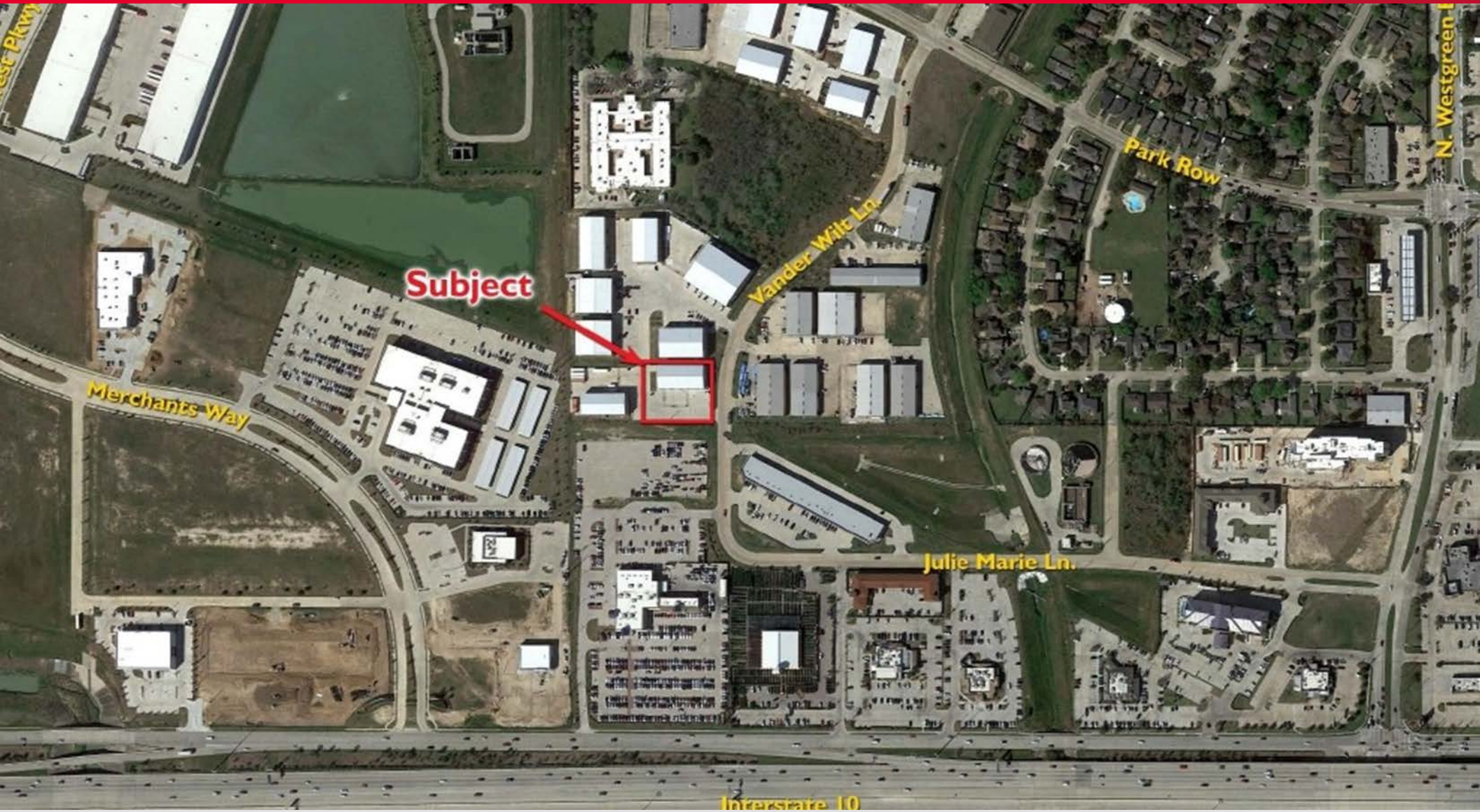
Houston, TX 77056

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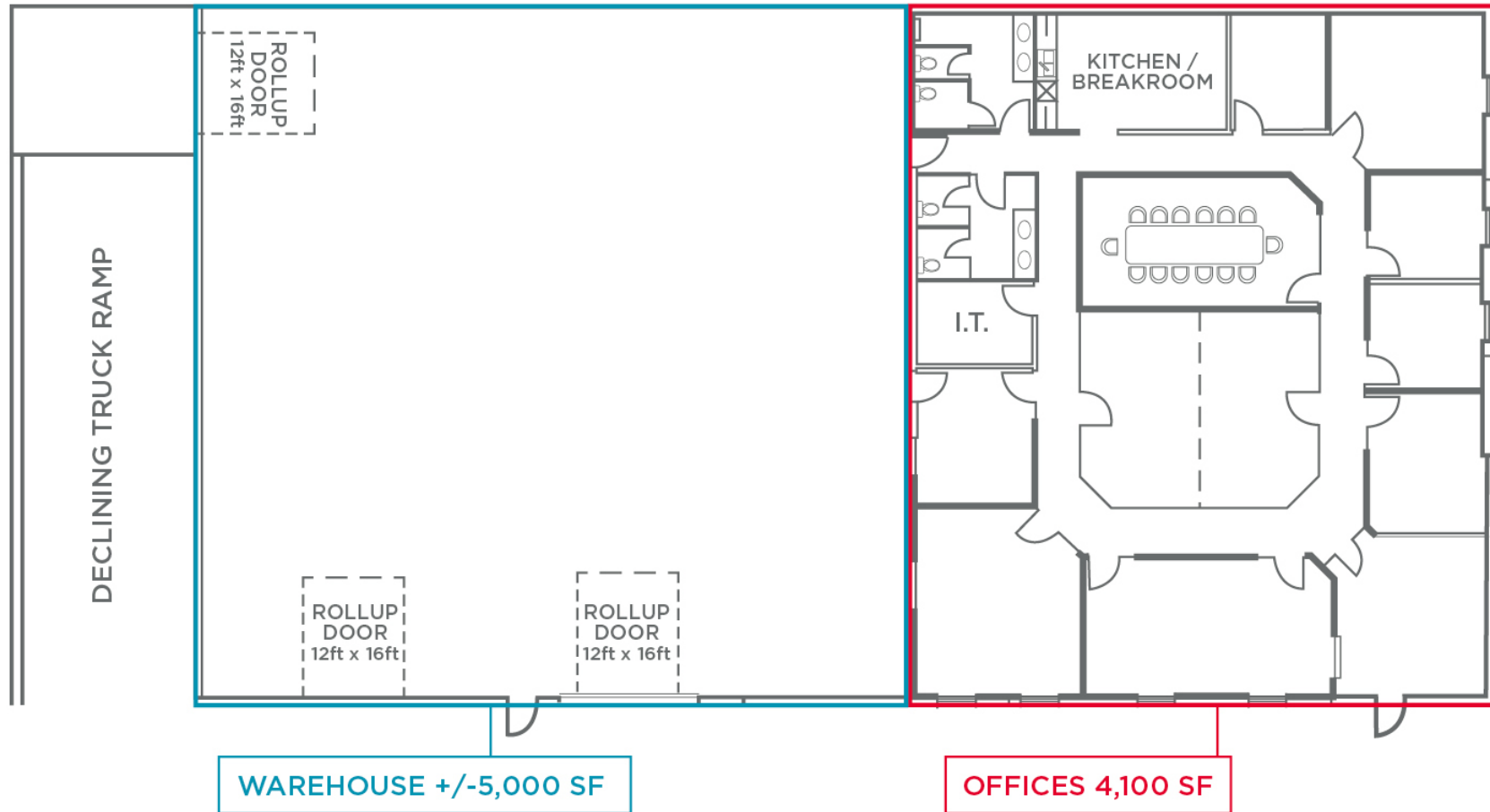
FOR SALE OR FOR LEASE  
1407 Vander Wilt Lane  
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**FLOOR PLAN**



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