

For Lease

±65,000 SF on ±4.75 Acres

Crane-Served High-Bay Warehouse

13827 West Hardy Rd, Building A
Houston, TX 77060

WILL SUBDIVIDE
TO ±35,000 SF



Property Highlights

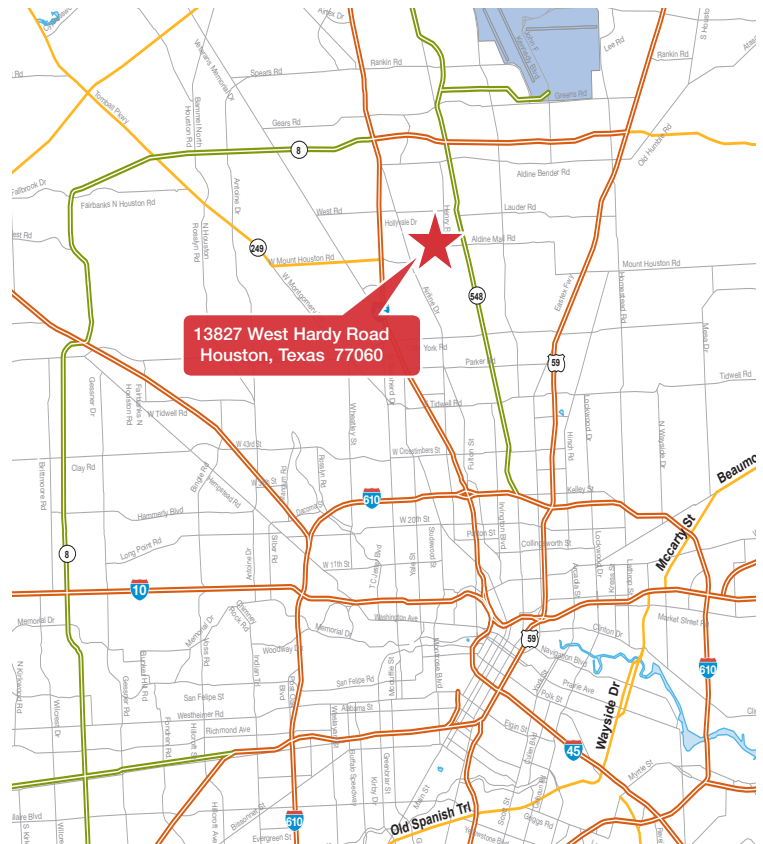
PROPERTY SIZE

- ±65,000 SF (Total)
- Will Subdivide to ±35,000 SF
- ±3,000 SF Office
- ±4.75 Acres (Total)

PROPERTY & BUILDING FEATURES

- Heavy Power- 4,000 Amps, 480-Volt, 3-Phase
- Fire Sprinkler System Throughout
- Oversized Grade-Level Doors
- (2) Drive-Through Bays
- (2) 6-Ton Bridge Cranes (May be 10-Ton Capable)
- 23' Hook-Height w/ 65' Span
- 30' Eave-Height
- Existing Paved and Stabilized Outside Storage
- Large Paved Truck-Apron/Common-Driveway for Truck Traffic Circulation
- Available for Immediate Occupancy
- Outside City of Houston City Limits
- 2020 OpEx's Estimated to be \$0.10 psf

LEASE RATE: \$42,250/Mo NNN or \$0.65 NNN



Clay Pritchett, SIOR

Partner
tel 713 985 4631
clay.pritchett@naipartners.com

Zane Carman

Associate
tel 713 985 4418
zane.carman@naipartners.com

NAI Partners

tel 713 629 0500
www.naipartners.com

NAIpartners
HOUSTON | AUSTIN | SAN ANTONIO

For Lease

±65,000 SF on ±4.75 Acres

Crane-Served High-Bay Warehouse

13827 West Hardy Rd, Building A
Houston, TX 77060



Interior Crane Bay



Front Entry



Center Bay



Open Sided Area



Interior Crane Bay

Clay Pritchett, SIOR
Partner
tel 713 985 4631
clay.pritchett@naipartners.com

Zane Carman
Associate
tel 713 985 4418
zane.carman@naipartners.com

NAI Partners
tel 713 629 0500
www.naipartners.com

NAIpartners
HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2020 NAI Partners. All rights reserved.

For Lease

±65,000 SF on ±4.75 Acres

Crane-Served High-Bay Warehouse

13827 West Hardy Rd, Building A
Houston, TX 77060



Clay Pritchett, SIOR
Partner
tel 713 985 4631
clay.pritchett@naipartners.com

Zane Carman
Associate
tel 713 985 4418
zane.carman@naipartners.com

NAI Partners
tel 713 629 0500
www.naipartners.com

NAIpartners
HOUSTON | AUSTIN | SAN ANTONIO

