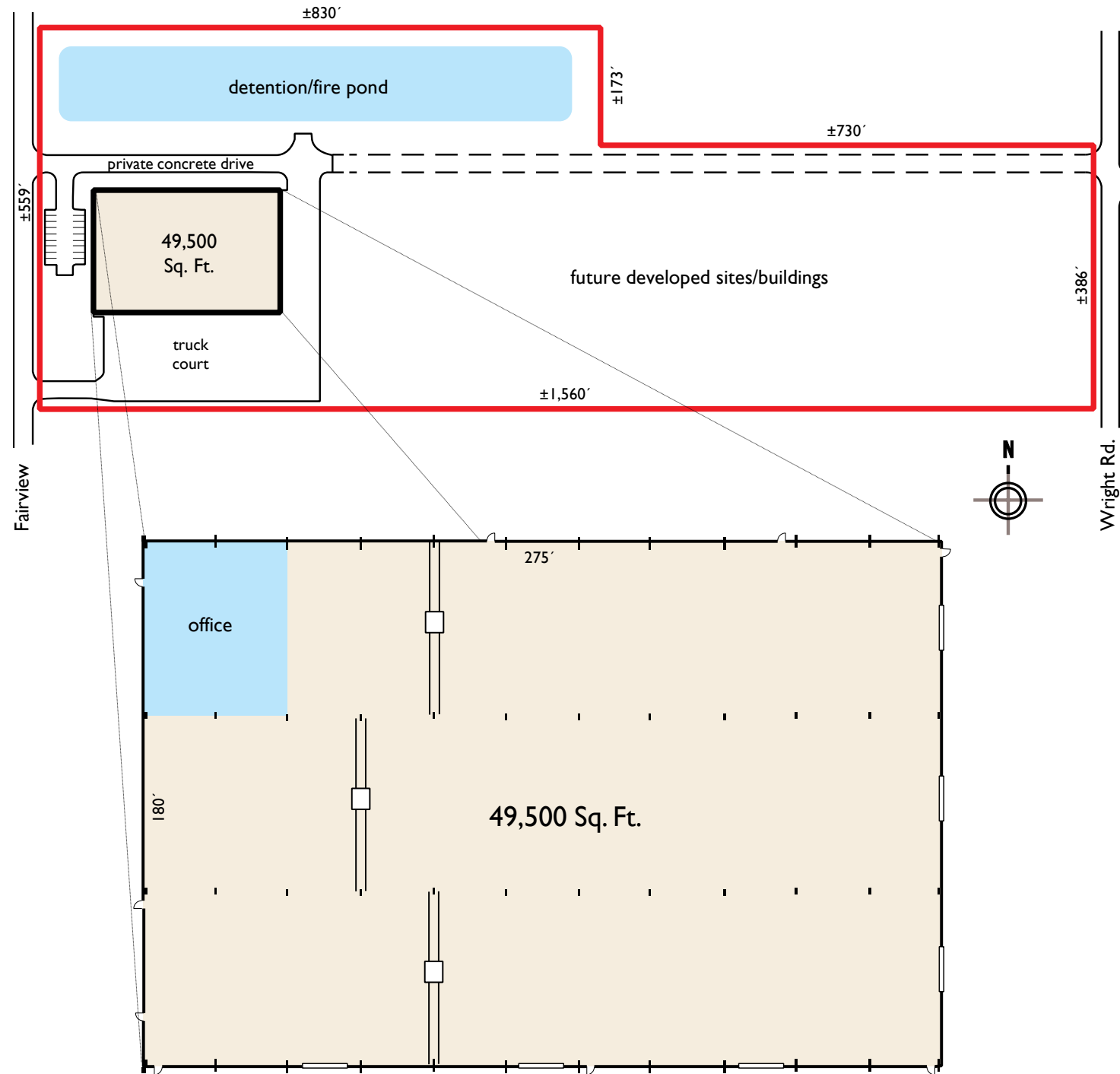


**APEX HERITAGE INDUSTRIAL PARK**  
7230 Fairview, Houston, TX 77041

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7230 FAIRVIEW | HOUSTON, TX 77041  
NORTHWEST HOUSTON OPPORTUNITY



INDUSTRIAL BTS/LEASE/SALE



For more information, please contact:

- B. KELLEY PARKER III, SIOR** (713) 963 2896 [kelley.parker@cushwake.com](mailto:kelley.parker@cushwake.com)
- JOHN F. LITTMAN, SIOR, MAI** (713) 963 2862 [john.littman@cushwake.com](mailto:john.littman@cushwake.com)
- COE PARKER** (713) 963 2825 [coe.parker@cushwake.com](mailto:coe.parker@cushwake.com)
- TIM M. THOMAS** (713) 963 2837 [tim.thomas@cushwake.com](mailto:tim.thomas@cushwake.com)

**CUSHMAN & WAKEFIELD OF TEXAS, INC.**  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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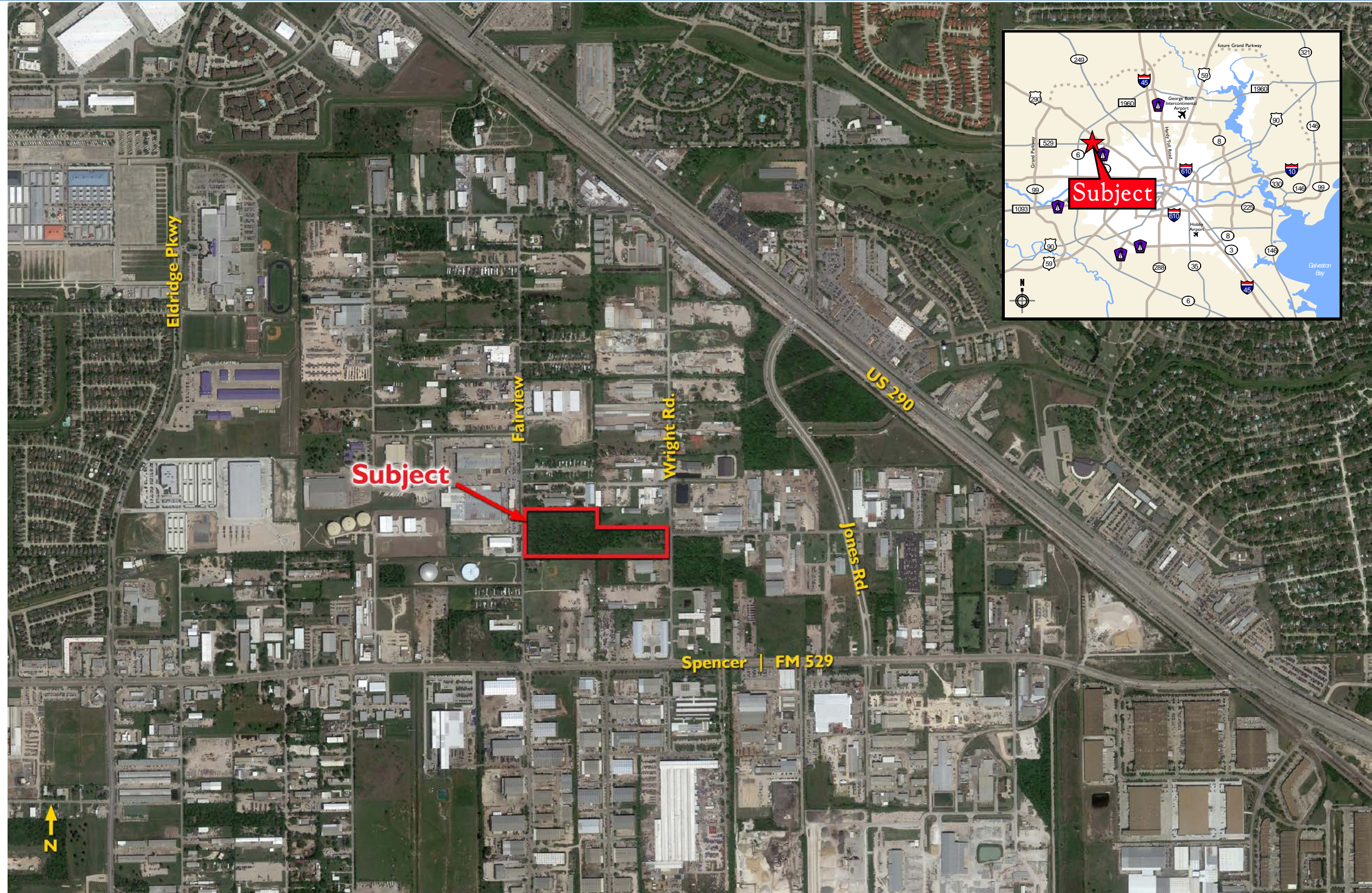


# APEX HERITAGE INDUSTRIAL PARK

7230 Fairview, Houston, TX 77041

## PROPERTY FACTS

- New industrial park in unincorporated Harris County
- ±16 Acres
- Permitted 49,500 sq. ft. crane-ready building
- Ready to start construction or modify plans as needed
- Office BTS
- 32' eave height
- 20-ton crane ready w/ 24' hook height
- 130' truck court (dock wells possible)
- 800 amp, 3-phase, 480-V
- Sewer: septic spray field system
- Water: well
- Lease rate: \$0.76/sq. ft./mo. NNN (with 9% office build-out)
- Will consider building sales, as well as site sales



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[kelley.parker@cushwake.com](mailto:kelley.parker@cushwake.com)

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(713) 963 2862  
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[tim.thomas@cushwake.com](mailto:tim.thomas@cushwake.com)