



# For Lease

**±17,707 s.f. industrial facility on ±3.5 acres**

## Property features:

- Total: ±17,707 s.f.
- Office: ±6,596 s.f. two-story office
  - 1st Floor Office: +4,685 s.f.
  - 2nd Floor Office: +1,911 s.f.
- Warehouse: +11,111 s.f.
- Storage Mezzanine: +6,969 s.f. (not included in total s.f.)
- Land: ±3.5 acres
- Clear height: 14' - 18'
- Loading: Grade-level
- Overhead doors: Five (5) 12'x14' and two (2) 12'x16'
- Fully fenced and gated yard
- Excellent access to 290 and Beltway 8
- Lease price: \$0.65/s.f. NNN
- OPEX: ±\$0.115/s.f.

**7951 Fairview St  
Houston, TX 77041**

**David Buescher**

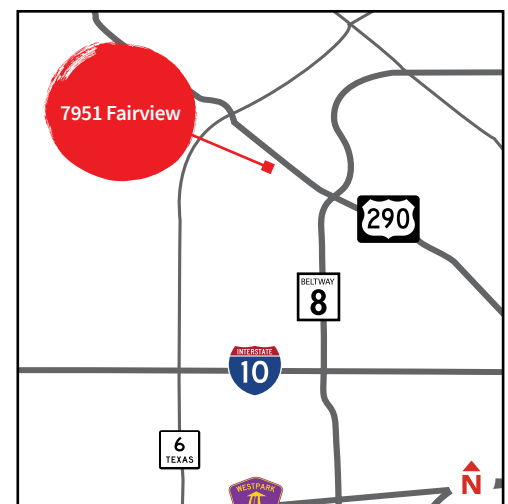
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7951 Fairview St | Houston, TX 77029



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