

# FOR LEASE

**6501 Navigation Boulevard**  
Houston, Texas 77011  
**±225,000 SF of Warehouse Space**  
**±5 Acres of Outside Storage Yard**



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## PROPERTY HIGHLIGHTS

### Property Size:

- ±225,000 SF of Available Space
- Will Subdivide to ±50,000 SF
- ±3,000 SF of Combined Shop Office Available
- ±5 Acres of Net Usable Yard Area
- ±307,869 SF on ±21.56 Acres of Total Project Size

### Available Space Features:

- New Roof in 2016
- 100% Fire Sprinklered Facility
- Heavy, 480-Volt, 3-Phase Power Throughout
- (6) Double-Wide Dock-High Doors (12 Loading Positions)
- (11) 12x15' Grade-Level Overhead Doors
- 8' Concrete Tilt-Wall Base and Metal Panel Exterior Construction
- 225' Deep Concrete Paved Truck-Apron
- Heavily Paved & Stabilized Outside Storage Yard
- 21' Clear-Height & 40'x25' Column-Spacing
- Available for Immediate Occupancy

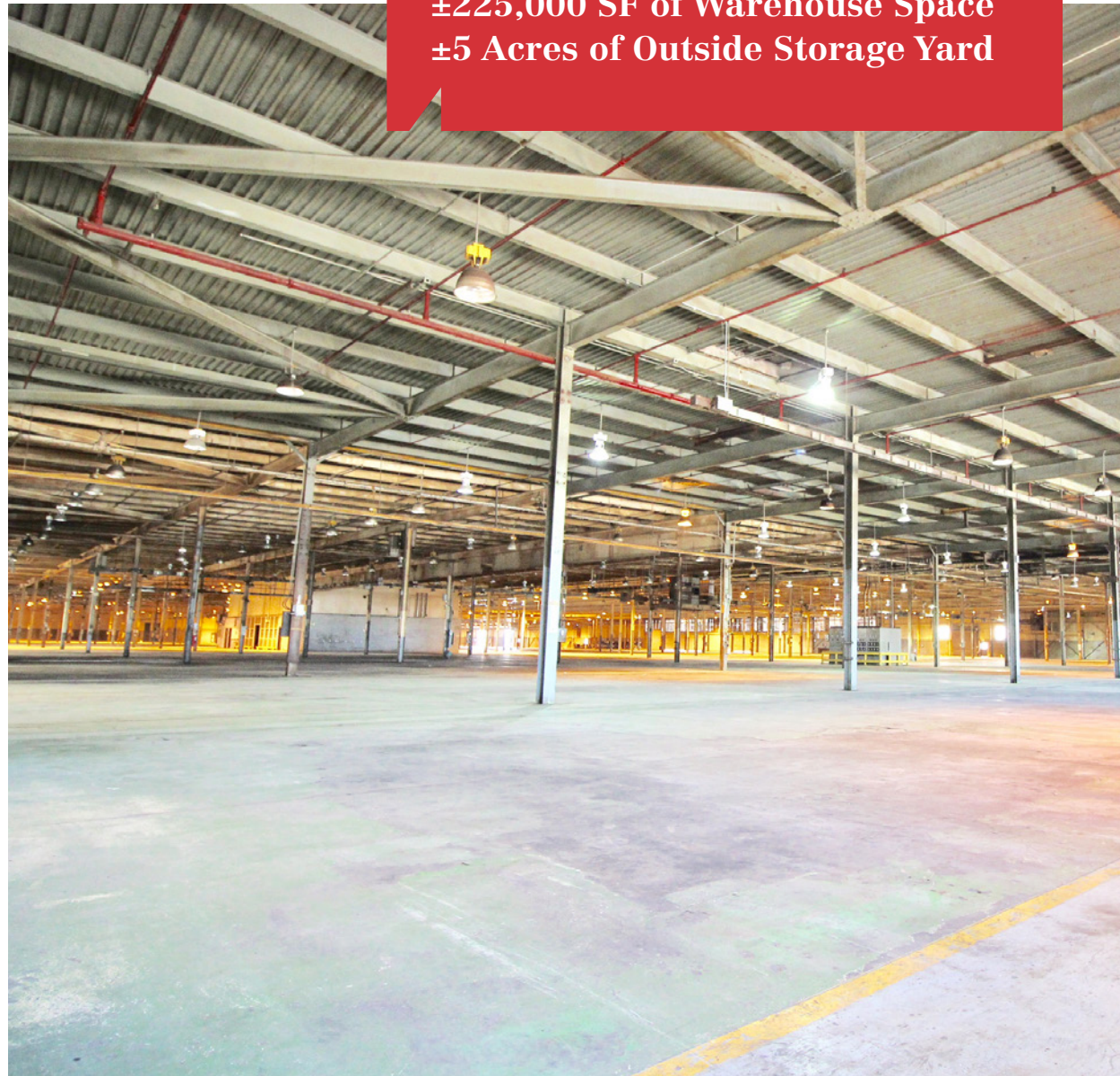
### Property Location:

- 6501 Navigation is located within the heart of Houston's East-End Industrial District and is less than a mile from the Houston Ship Channel and Port of Houston Main Terminal and offers Convenient access to I-10 East Freeway, Highway 90, I-45 South, Loop 610 and Highway 225.

### Lease Rate:

- \$0.29 psf GROSS

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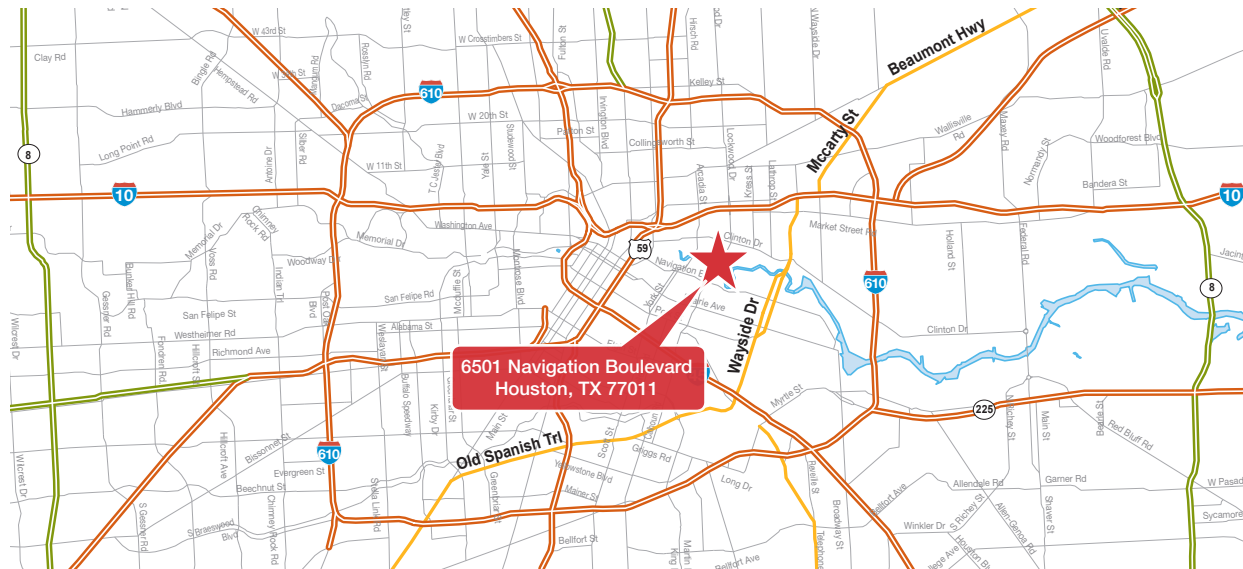
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