

# For Lease

**Brittmoore Clay Business Park**

**4543 Brittmoore Dr.  
Houston, TX 77041**

**±17,500 SF on ±1.2 Acres**



## Property Highlights

### SQUARE FOOTAGE

- ±17,500 SF
- ±1,750 SF Office
- ±15,750 SF Warehouse

### LAND SIZE

- ±1.2 Acres
- Large Concrete Area for Outside Storage

### LEASE RATE

- \$0.78/SF Gross

### LOCATION

- This property is located in NW Houston on Brittmoore Dr. between Clay Road and Tanner Drive.
- The property offers easy access to Beltway 8, Interstate 10, and US 290

### BUILDING FEATURES

- Fully Insulated Warehouse
- Liner Panels Throughout Warehouse
- Two (2) Grade Level Overhead Doors - 16' x 16'
- Clear Height: 18' - 20'
- 3 Phase/ 480 Volt/ 400 Amps
- Shop Restroom



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