

Office & Warehouse @ 59 Swfry

5632 Westpark, Houston, TX 77057



Presented by
Sandpoint Property, Ltd.



Price: \$9.60 /SF/Year

Great Location & Lots of Signage for Office & Warehouse: Use warehouse as Showroom. Front door faces Westpark St. Warehouse space has 3 over head doors 4,332 sq ft. w/office and upstairs storage adds another 300 sq. ft. Mercury high bay lights (8). New Roof since 2011. More Parking space in the fenced in area to be added. Great Signage (10 x 15) visibility for Westpark, Westpark Tollway & 59 Swfry.

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- Great Location / Great Visibility!
- Easy Access to Westpark & 59 Southwest Freeway & Chimney Rock
- Large lit signage (10 x 15)
- High volume of cars.
- Comcast Internet Service.
- 3 Overhead Bay Doors for unloading.

Total Space Available: N/A
Rental Rate: \$9.60 /SF/Year
Property Type: Industrial
Property Sub-type: Manufacturing
Additional Sub-types: Office Showroom, Warehouse, Distribution Warehouse
Building Size: 4,332 SF
Year Built: 1970
Lot Size: 4,332 SF



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Notes

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New Roof

Listing spaces

Space 5632 Westpark

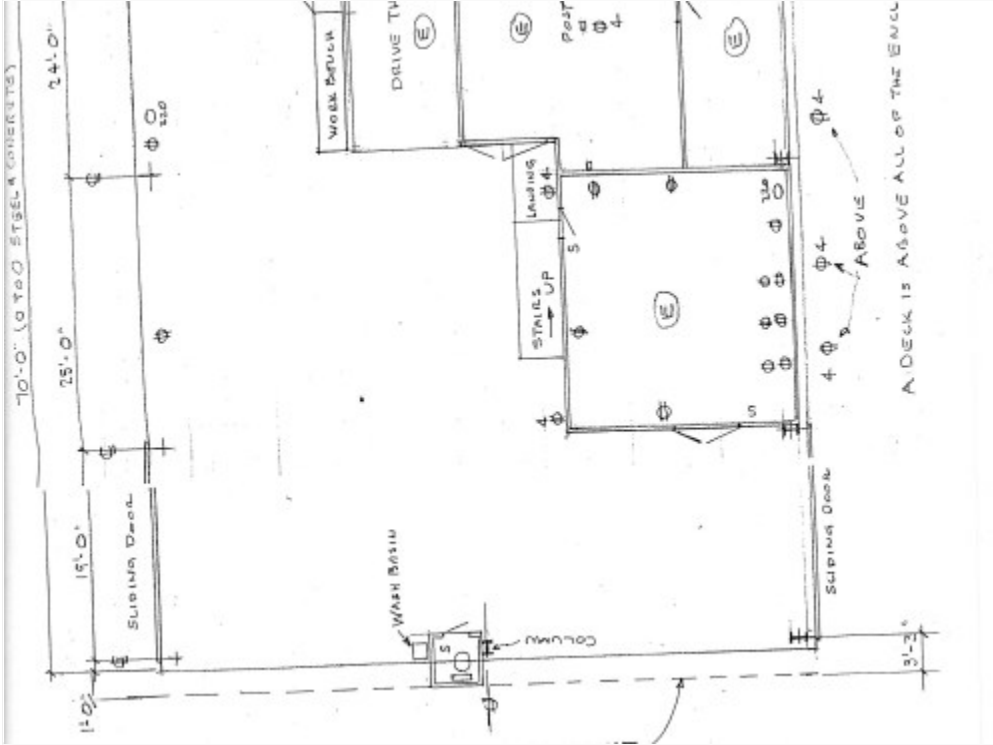
Space Available	4,332 SF
Rental Rate	\$9.60 /SF/Year
Space / Lot Type	Distribution Warehouse
Additional Space / Lot Types	Warehouse
Lease Term	36 Months
No. Parking Spaces	10
No. Drive In / Grade-Level Doors	3
Clear Ceiling Height	20 ft.

3 bay doors, loft of 500 sq.ft., shipping and receiving area 200 sq.ft. w/window a/c unit and 2,847 sq.ft. of fenced in land area adjacent to warehouse.

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Property Photos



Floor Plan & Signage



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Property Photos



Office



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Property Photos

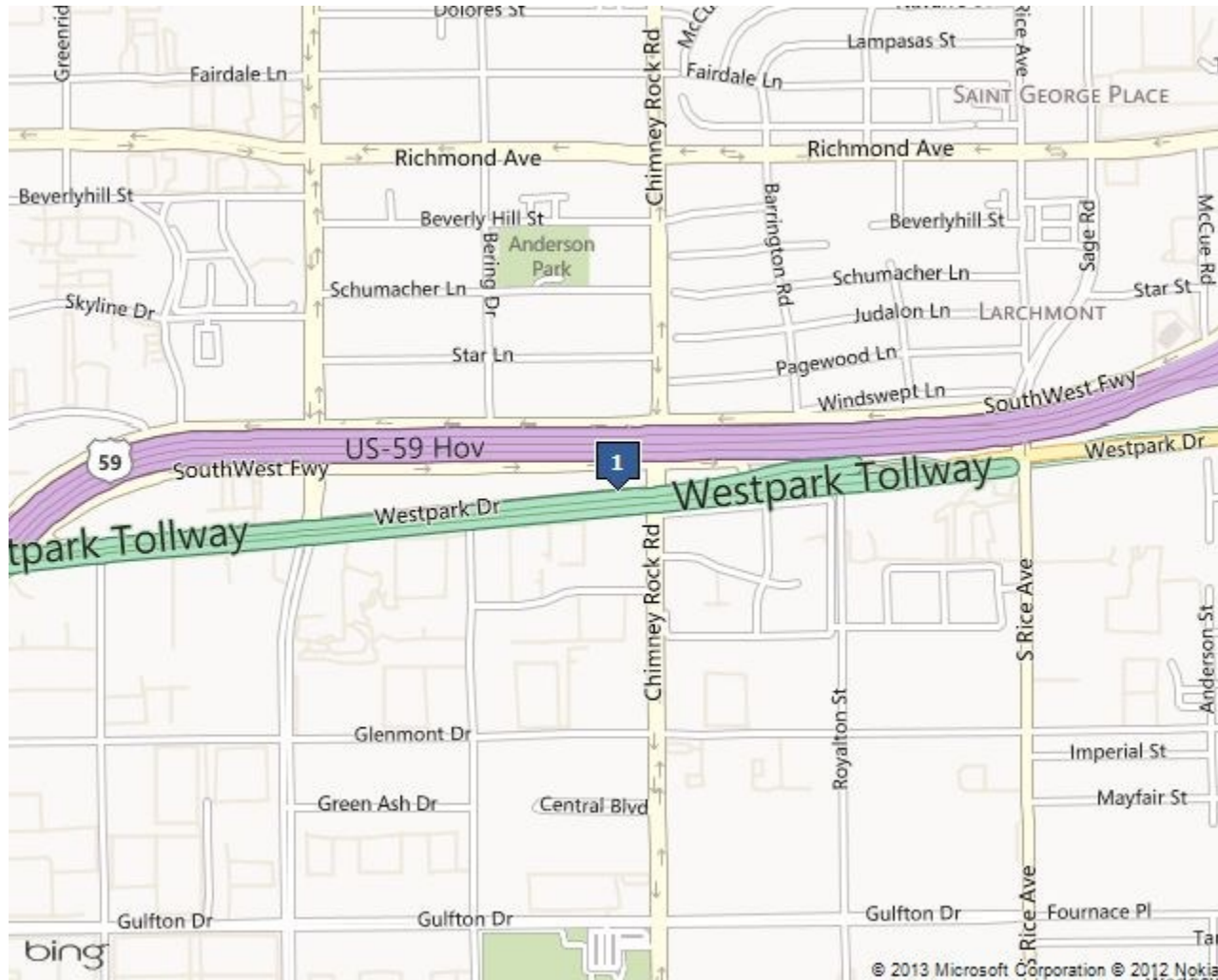


Bathroom area

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Location



Location Description

Great visibility! Sandwiched between 59 Swfry & Westpark between Chimney Rock and Fountainview. High volume of cars approx. 354,594 on Sw Freeway & approx 20,135 cars on Westpark. *Visible from the Westpark Tollway. Easy access from 610 Loop and mins to the Galleria.