



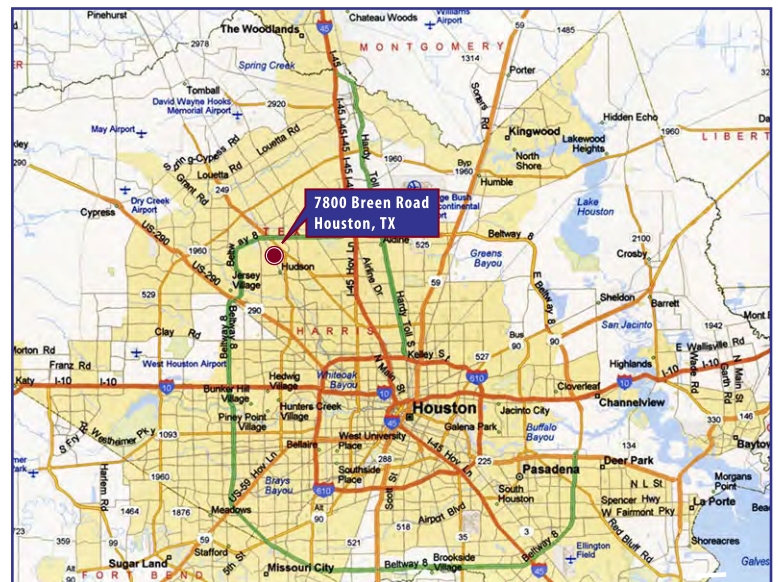
**±30,000 SF Office/Warehouse on ±1.716 AC**

**PROJECT FEATURES**

- Total Size: ±30,000 SF Total
- Warehouse: 27,000 SF
- Office: 3,000 SF
- Land: ±1.716 Acres
- Metal Building w/ Brick Veneer Office Facade
- Paved Outside Storage/Truck Court Area
- 28' Eave Height
- 10-Ton Crane Capacity w/ ±20' Hook Height
- 30 Parking Spaces
- (6) 12' x 16' Grade-Level Doors
- Fully Fenced with Security Gate Access
- Power: 3-Phase, 480V, 400 Amps
- Additional Land Available for Expansion
- UNDER CONSTRUCTION - Available 2nd Qtr. 2015
- Call for Pricing

Located in the heart of Houston's premier Northwest Industrial Market. The Property benefits from exceptional access to Beltway 8, Hwy. 290, Hwy. 249, I-45 and I-10.

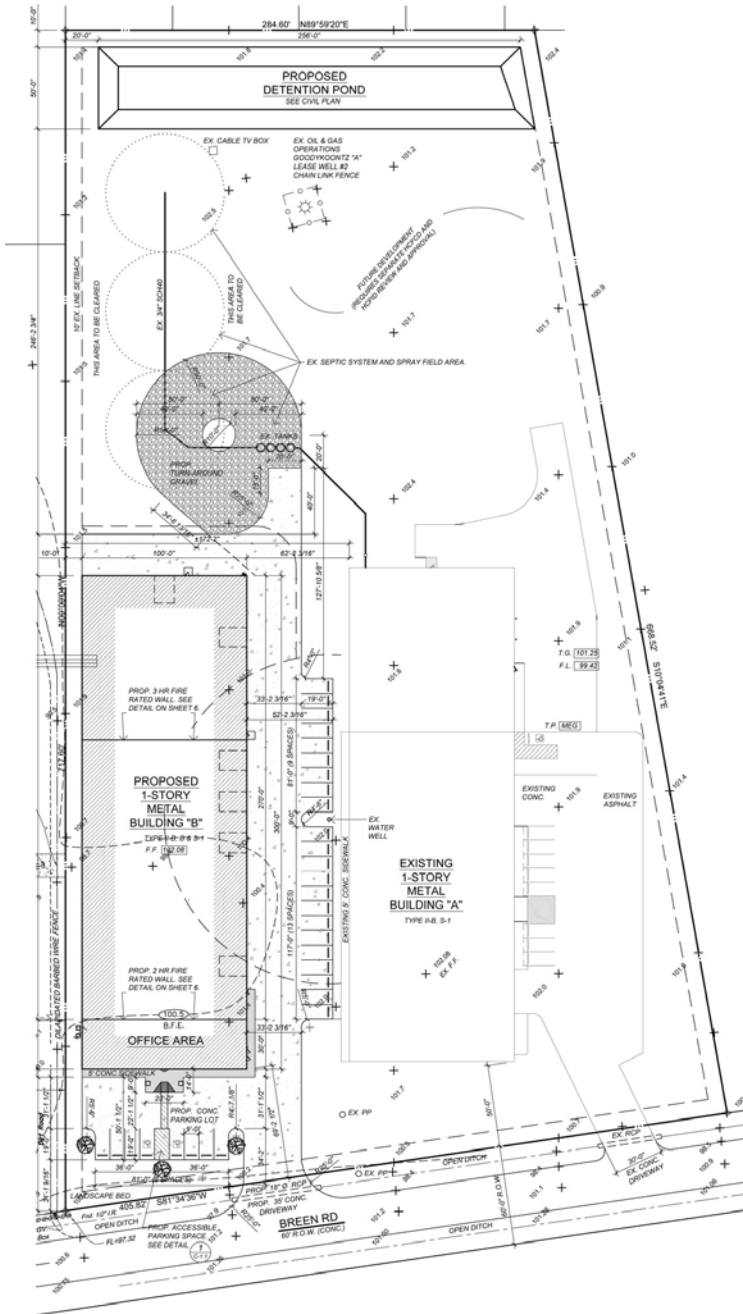
7800 Breen Rd. - Bldg. "B" - Houston, TX 77064



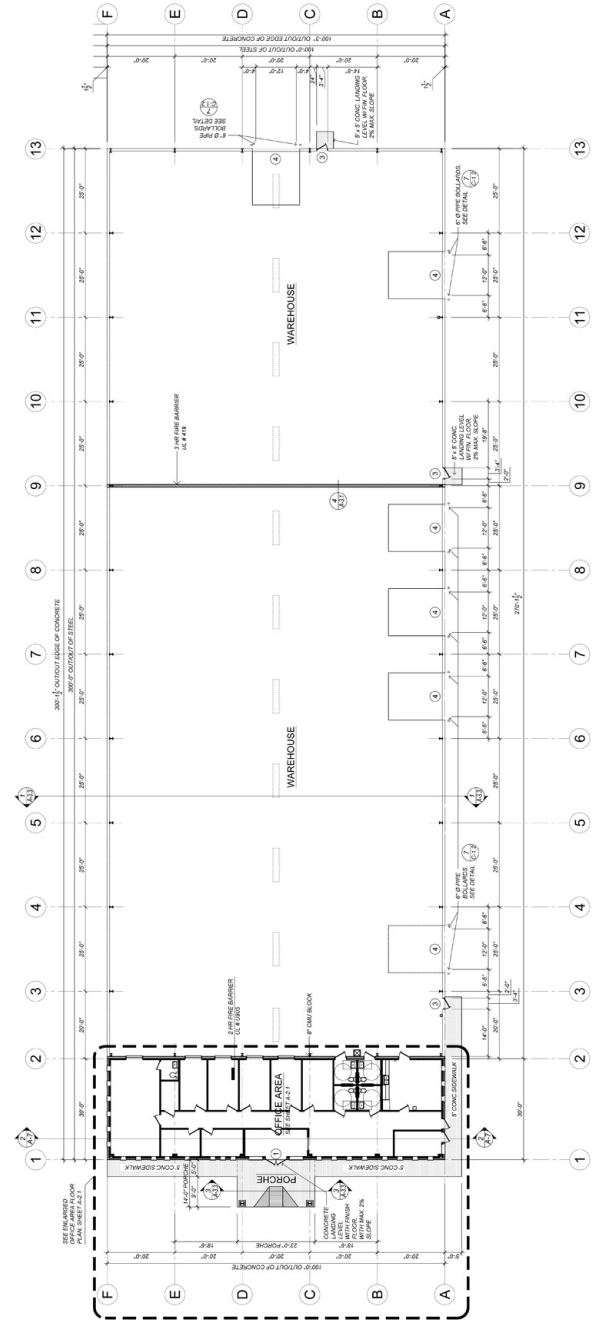
**Lane F. Guinn, SIOR**  
 Phone: 713.784.7770 • Mobile: 832.865.3044  
 lguinn@jlm-commercial.com  
 www.jlm-commercial.com

**Mary Jo Giammalva**  
 Phone: 713.784.7774 • Mobile: 713.805.4728  
 maryjogb@jlm-commercial.com

### Site Plan



### Floor Plan



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