

LEASE RATE REDUCED!
\$0.50/SF NNN

FOR LEASE

11116 W LITTLE YORK ROAD, BLDG. 3
Houston, TX 77041



±7,350 SF Freestanding Office/Warehouse with Yard

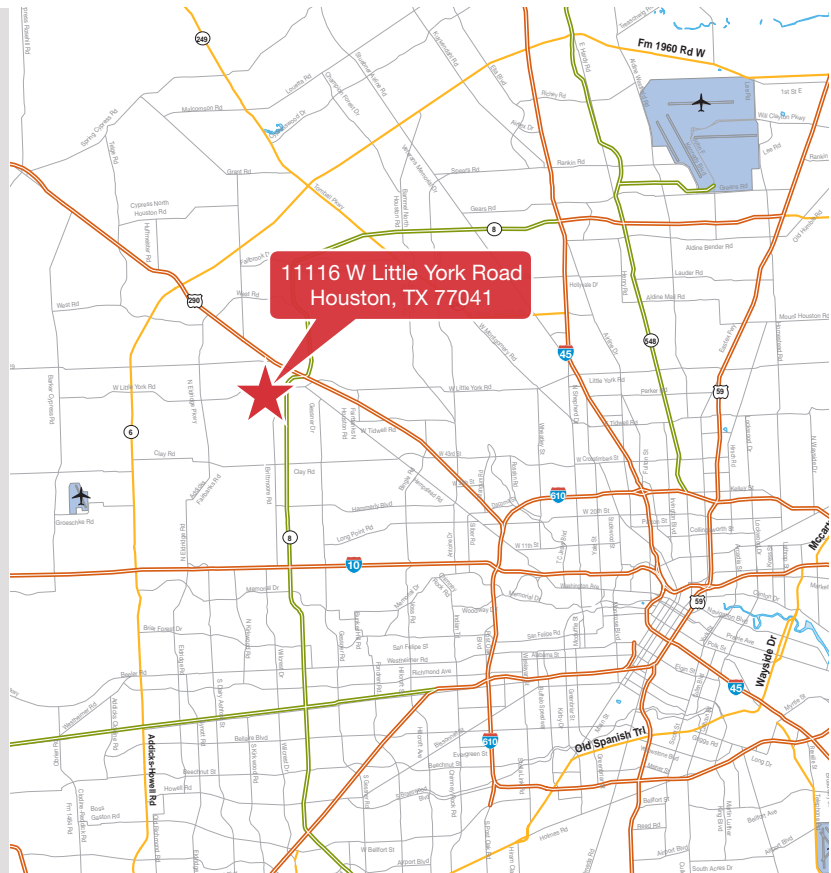
PROPERTY HIGHLIGHTS

Property Size:

- Size: ±7,350 SF (Total)
- Office: ±500 SF
- Yard: ±7,500 SF of Paved Area

Property & Building Features:

- Freestanding Building
- Paved & Gated Outside Storage Yard
- 3-Phase Power
- Grade-Level Loading
- (2) 12' x 14' Overhead Doors
- Metal Building w/ Brick Facade
- 20' Clear Height
- Clear-Span Warehouse & 100% Insulated
- Business Park Setting
- Monument Signage Available on W Little York Road
- Easy Access to W Sam Houston Parkway, 290 & I-10
- TI Allowance Available for Qualified Tenants
- Regional Detention Pond Provided
- City Water / Private Septic System
- **Lease Rate: \$5,365/Month NNN (\$0.73/SF NNN)**
\$3,675/Month NNN (\$0.50/SF NNN)



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