

For Lease

Brittmoore Clay Business Park

**4549 Brittmoore Dr.
Houston, TX 77041**

±14,000 SF on ±1.2 Acres



Property Highlights

SQUARE FOOTAGE

- ±14,000 SF
- ±2,000 SF Office
- ±12,000 SF Warehouse

LAND SIZE

- ±1.2 Acres
- Fenced Outside Storage Area

LEASE RATE

- \$0.78/SF Gross

LOCATION

- This property is located in NW Houston on Brittmoore Dr. between Clay Road and Tanner Road.
- 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/ 1200 Amps
- Multiple Exhaust Fans
- T5 Lighting in Warehouse
- Shop Restrooms



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