



CUSHMAN &
WAKEFIELD



REDUCED
PRICE

SALES PRICE: \$5,999,000

TOWN & COUNTRY BUSINESS PARK
1741-1749 STEBBINS DRIVE
HOUSTON, TX 77043

**± 81,242 SF CLIMATE CONTROLLED OFFICE/
WAREHOUSE ON ± 3.15 AC FOR SALE**

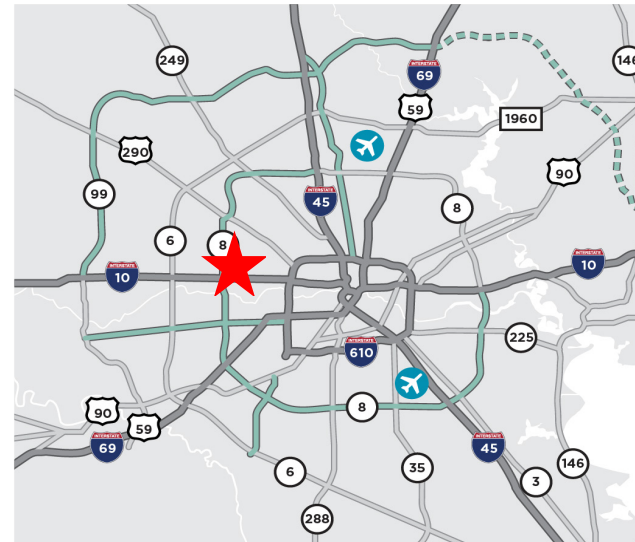
OVERVIEW

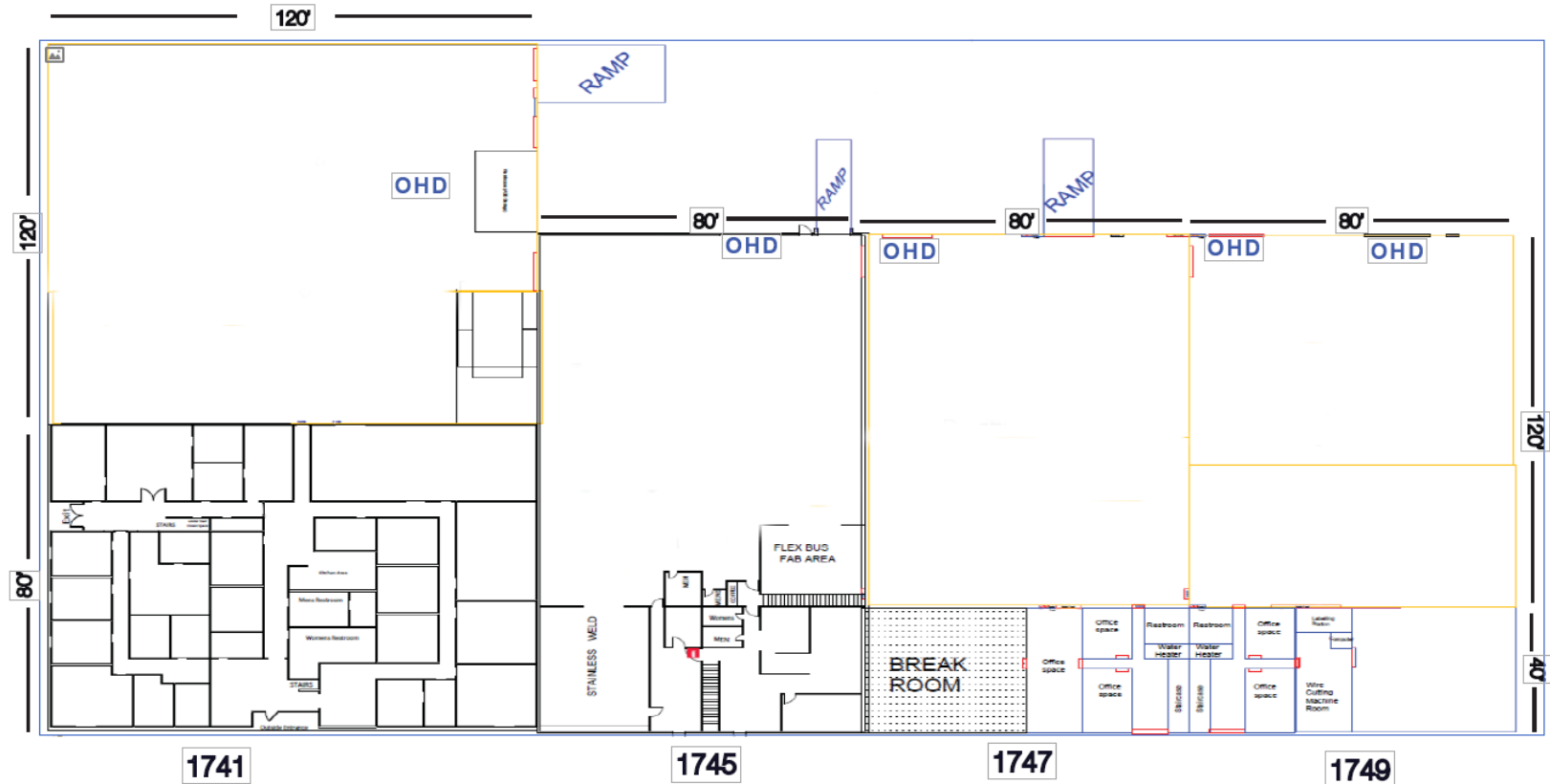
1741-1749 STEBBINS DRIVE

Cushman & Wakefield is pleased to offer the opportunity to purchase **1741-1749 Stebbins Drive in Houston, Texas**. This 81,242 square foot office/warehouse facility occupies a 3.15 AC acre site within **Town & Country Business Park** - a deed restricted park conveniently located in West Houston near City Centre and the Energy Corridor with easy access Easy access to Beltway 8 and Interstate 10.

PROPERTY AT A GLANCE

Address	1741 - 1749 Stebbins Dr. Houston, TX 77043
Rentable Area	81,242 square feet
Site Size	3.15 AC
Construction	Tilt-wall Construction
Clear Height	24'
Loading	Eight (8) Dock High Overhead Doors One (1) Oversized Overhead Door Three (3) Ramps
HVAC	Fully Climate Controlled
Power	3 Phase Power
Year Built	2001
Sprinkler System	Partial Sprinkler System
Parking	84 Surface Spaces





	1st Floor Footprint	1st Floor Office	2nd Floor NRA	Warehouse	Total NRA
1741 Stebbins	24,000	9,600	9,600	14,400	33,600
1745 Stebbins	12,800	3,200	2,842	9,600	15,642
1747 Stebbins	12,800	3,200	3,200	9,600	16,000
1749 Stebbins	12,800	3,200	3,200	9,600	16,000
	62,400	19,200	18,842	43,200	81,242

PROPERTY PHOTOS

1741-1749 STEBBINS DRIVE





Stebbins Dr.

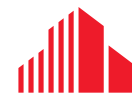
Stebbins Dr.



FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL FOREMAN
(713) 963 2850
MICHAEL.FOREMAN@CUSHWAKE.COM

BROOKE FORREST
(713) 331 1735
BROOKE.FORREST1@CUSHWAKE.COM



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