

For Sale or Lease
Three Institutional Grade Freestanding
Distribution Buildings - New Construction



Northwest Lake Industrial Park

22735 - 22755 Northwest Lake Drive, Houston, Texas

Property Features

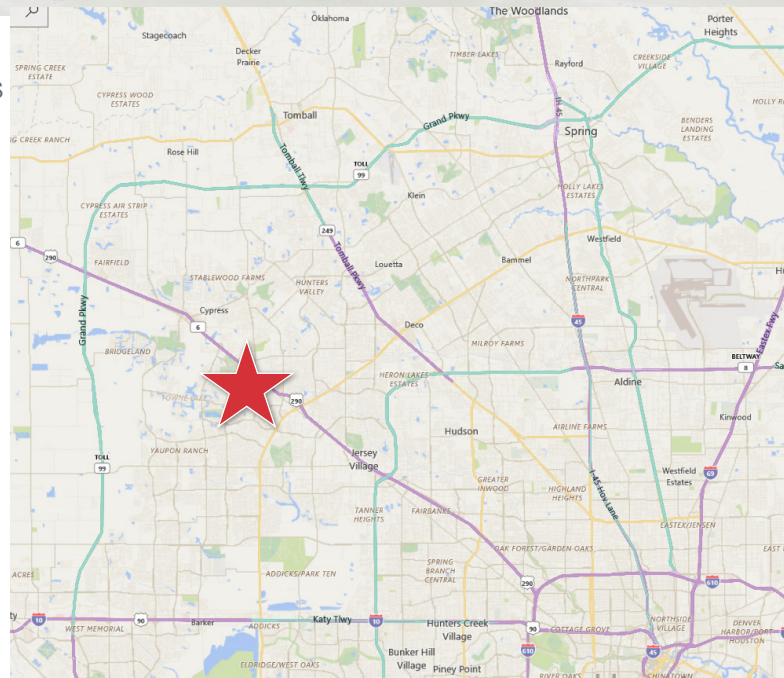
- Concrete Tiltwall Construction
- New Construction
- Dock High Loading with Ramp
- 28' Clear Height
- ESFR Sprinkler System
- Three Institutional Grade Freestanding Distribution Buildings
- Northwest Lake Industrial Park
- 34,020 - 55,825 SF
- Estimated Completion September 2018

For more information:

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22735 Northwest Lake Drive - Building 1

- ±55,825 SF building
- ±3.932 acres of land
- Tiltwall construction
- Office finish to suit
- 28' clear height
- 3 phase, 480 volt, 400 amp power
- Dock high loading with ramp
- ESFR sprinkler system
- 42' Column Spacing
- Built Up Roof
- Sale Price: \$4,856,775 (Shell building)
- Lease Rate: \$0.70/SF NNN

22755 Northwest Lake Drive - Building 3

- ±35,070 SF building
- ±2.856 acres of land
- Tiltwall construction
- Office finish to suit
- 28' clear height
- 3 phase, 480 volt, 400 amp power
- Dock high loading with ramp
- ESFR sprinkler system
- 42' Column Spacing
- Built Up Roof
- Sale Price: \$3,156,300 (Shell building)
- Lease Rate: \$0.72/SF NNN

22745 Northwest Lake Drive - Building 2

- ±34,020 SF building
- ±2.937 acres of land
- Tiltwall construction
- Office finish to suit
- 28' clear height
- 3 phase, 480 volt, 400 amp power
- Dock high loading with ramp
- ESFR sprinkler system
- 42' Column Spacing
- Built Up Roof
- Sale Price: \$3,061,800 (Shell building)
- Lease Rate: \$0.72/SF NNN

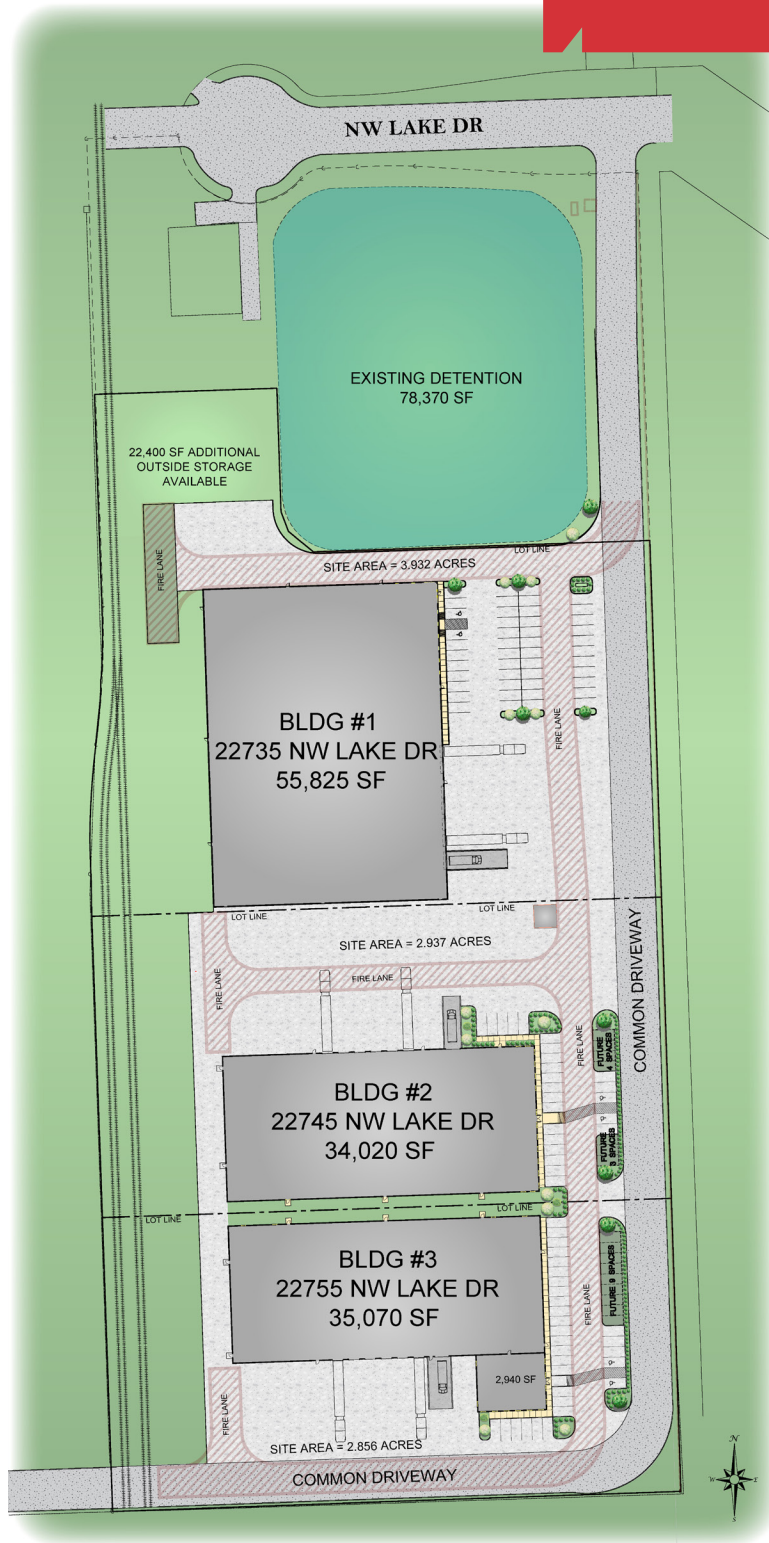
*** Sale Price does not include office finish or warehouse lighting**

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