

# FOR LEASE/FOR SALE

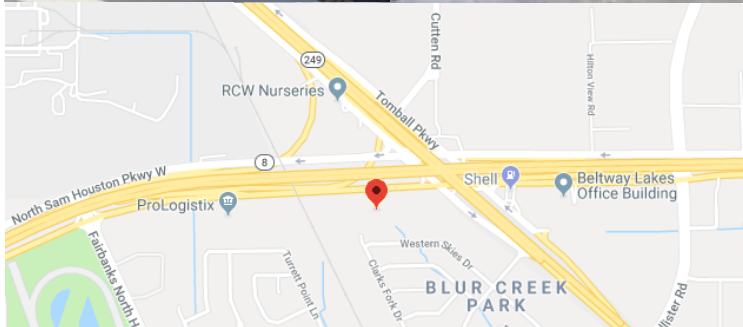
21,200 SF

OFFICE/WAREHOUSE

6403 N. SAM HOUSTON PKWY W.  
HOUSTON, TX 77086



Four Seasons  
Development



## THE BUILDING

3,080 SF OFFICE  
18,120 SF WAREHOUSE  
1.7 ACRES OF LAND

## KEY FEATURES

GREAT VISIBILITY TO BELTWAY 8  
FOR SIGNAGE  
10 TON CRANE READY  
18' HOOK HEIGHT  
EAVE HEIGHT: 28'  
AMPLE YARD  
(1) 14X16' GRADE LEVEL ROLL-UP  
DOOR  
(4) 16X16' GRADE LEVEL ROLL-UP  
DOORS

## AREA AMENITIES

EASY ACCESS TO BELTWAY 8 AND  
HWY 249

## CONTACT

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