

# FOR LEASE INDUSTRIAL WAREHOUSE

## 14411 SYLVANFIELD BLVD, HOUSTON, TX 77014



### PROPERTY FEATURES

- ± 11,815 SF Total RBA
- 2.24 Acres Total / 97,583 SF
- ± 1,500 SF Smallest Divisible Space (8 Total)
- ± 11,815 SF Max Contiguous
- 8 Grade Level Doors (12' x 11')
- 16'-18' Clear Height
- Fully Insulated Warehouse
- Ample Parking
- Outdoor Lighting
- On Site Detention (15,953 SF)
- New Build (2023)
- 3 Phase Power
- Shell Condition

### NOTES & USAGE

The Newly Developed property is located with in close proximity to the FM 1960 & Veterans Memorial Drive. Landlord has permitted the use for all aspects of the automotive business. Additional land for laydown yard or storage lot available with another 8,500 SF proposed warehouse, completion date TBD.

### MILEAGE:

- 0.05 Miles - Veterans Memorial Drive
- 0.41 Miles - FM 1960
- 3.84 Miles - Beltway 8
- 3.86 Miles - Highway 249
- 5.17 Miles - Interstate 45



#### BRANDON WUNTCH

D / 713.275.3784  
M / 713.882.1739  
bwuntch@fritscheanderson.com

#### DREW ALTMANN

D / 713.275.3815  
M / 713.828.9491  
daltmann@fritscheanderson.com

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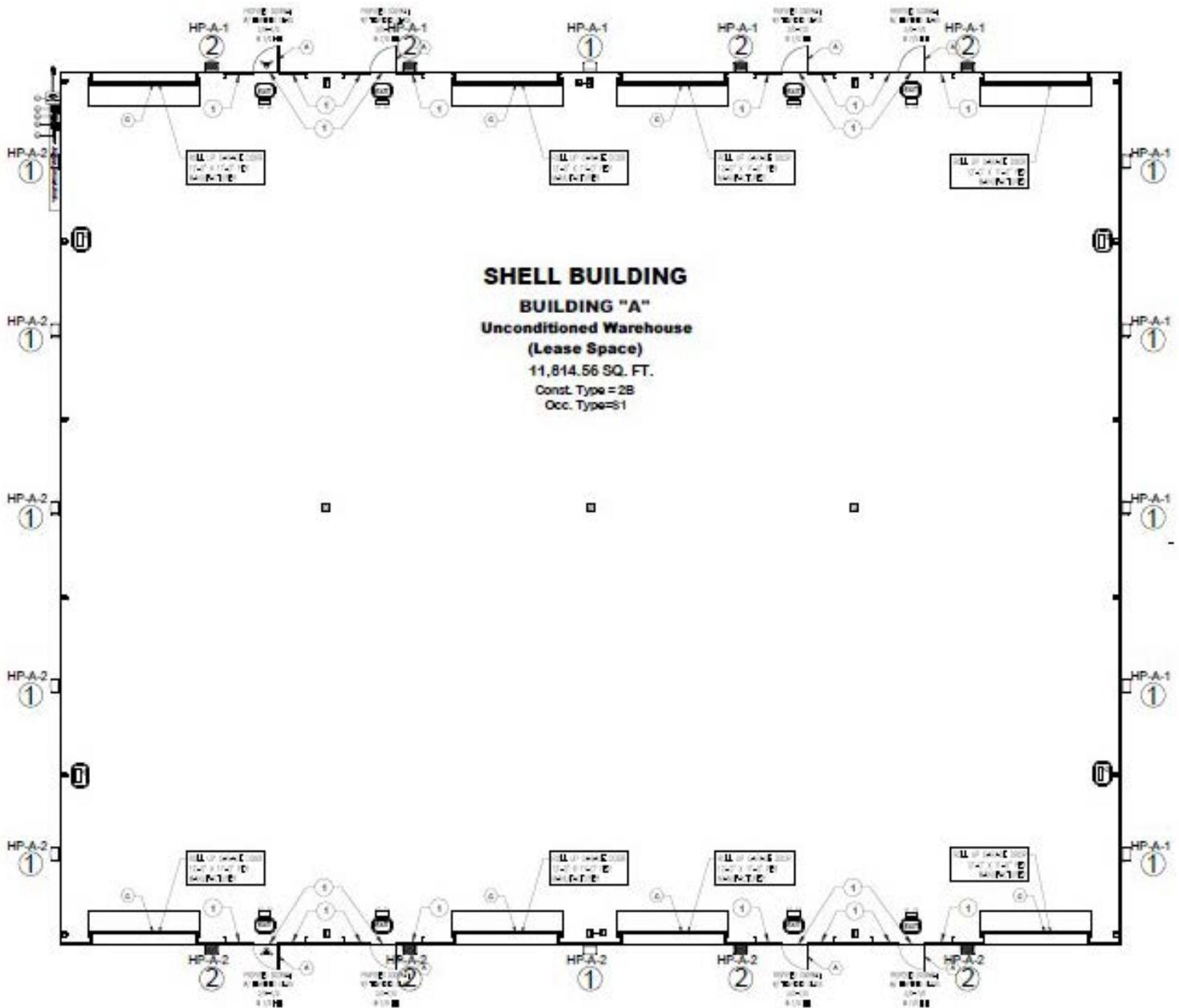
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### SHELL BUILDING



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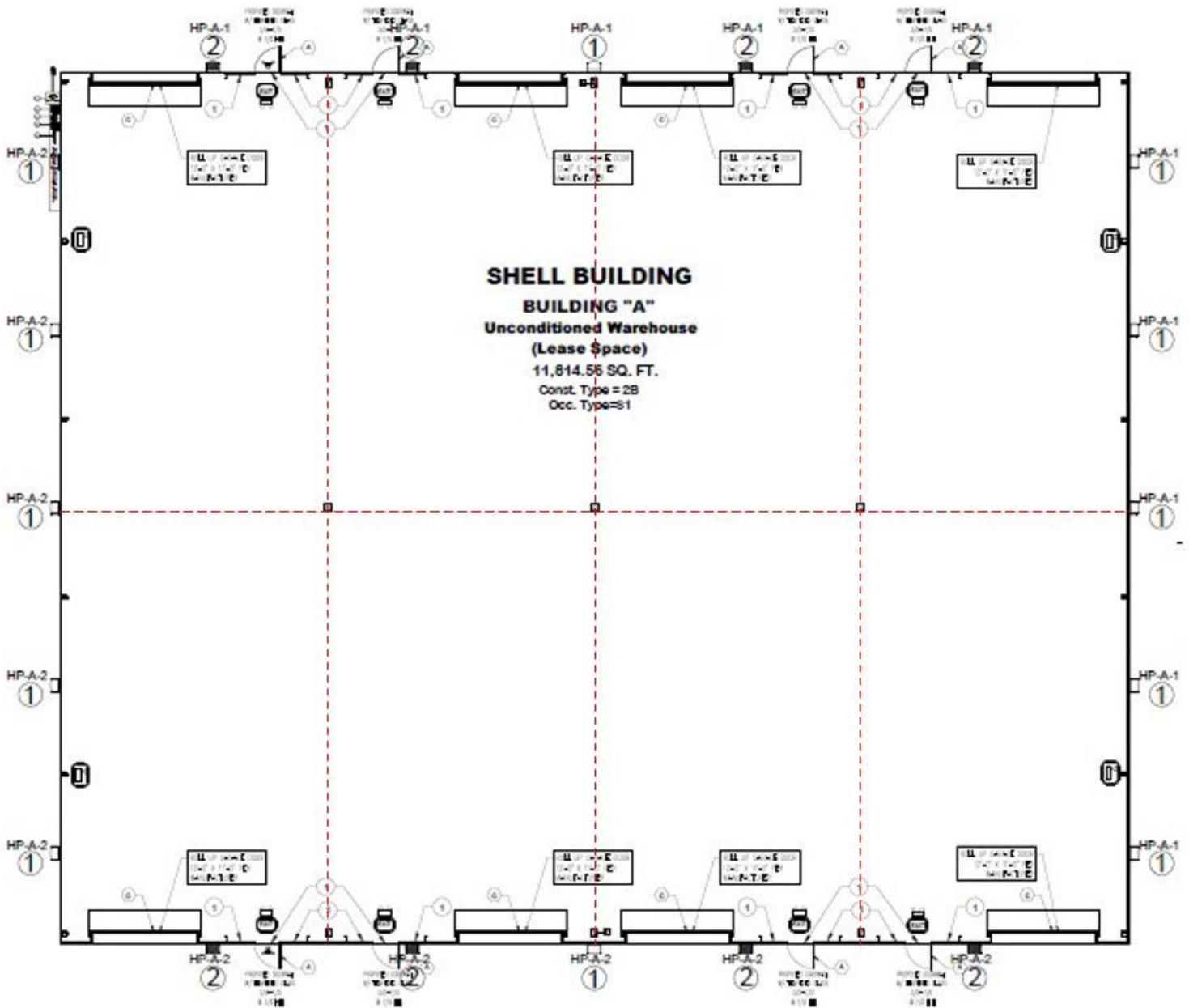
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### DIVIDED SPACE



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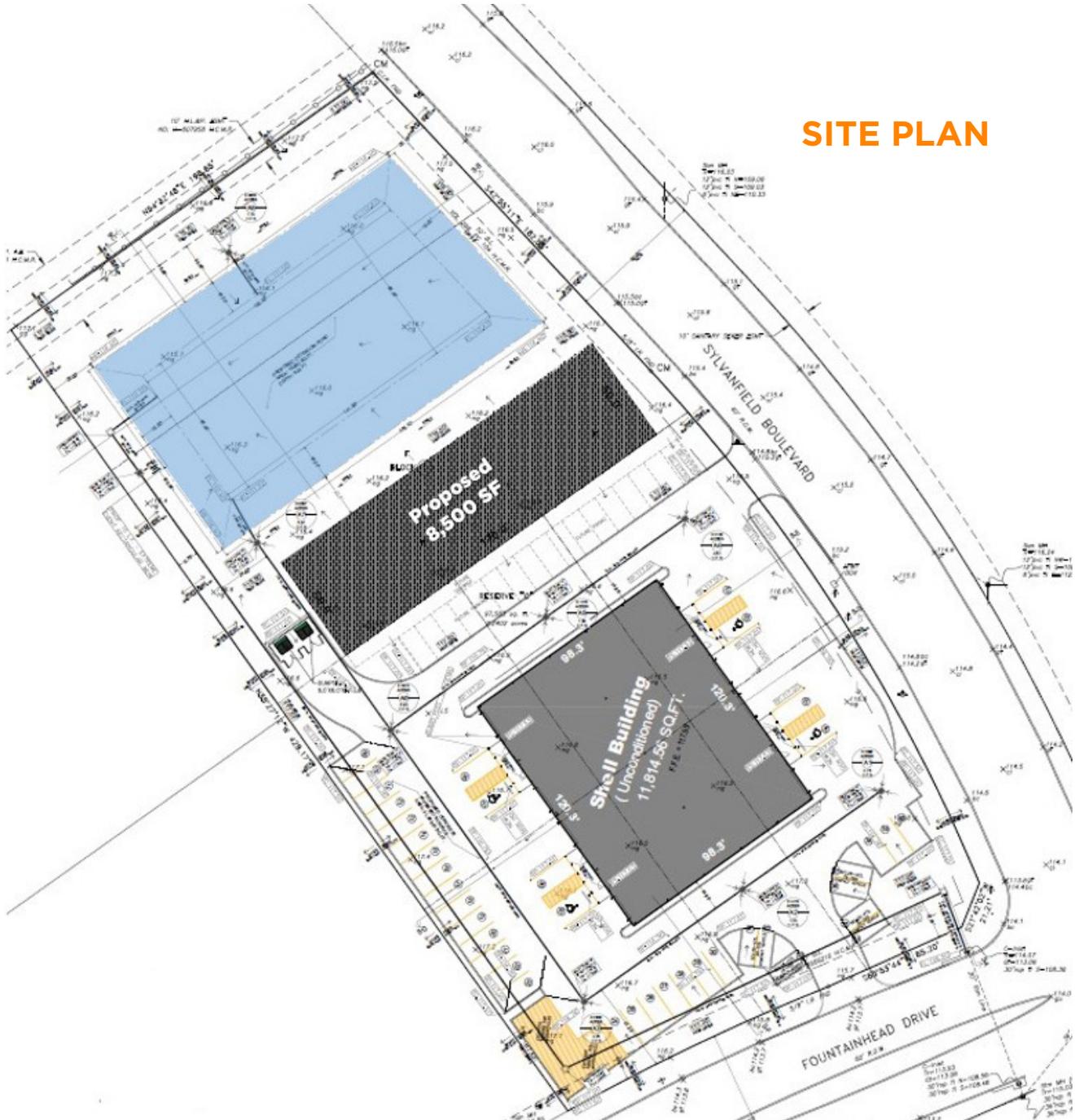
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### SITE PLAN



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