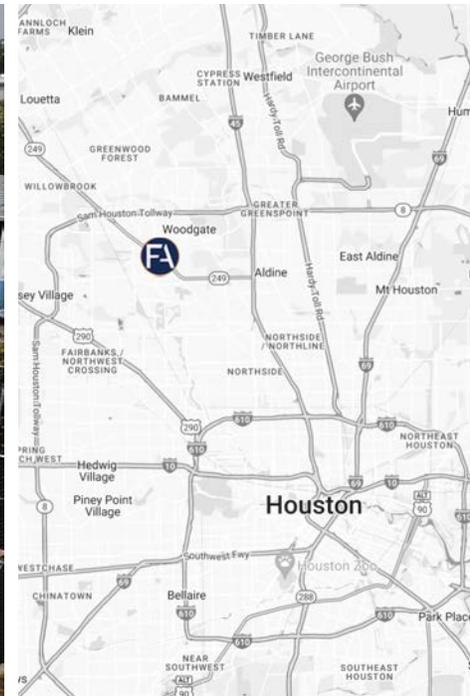


FOR LEASE / INDUSTRIAL

5801 BREEN DRIVE, HOUSTON, TX 77086



For Lease – Industrial

5801 Breen Drive, Houston TX 77086

18,750 SF Total RBA

1,250 SF – 5,000 SF

Max Continuous Space

- Metal Build
- 18' Clear Height
- Grade level Loads (1 per suite)
- 3 Phase Heavy Power
- Fully Insulated Warehouse Space
- Outdoor Lighting
- Fully Fenced & Gated Park Access
- Well & Septic
- Newly Build Industrial Park
- No Zoning Requirements

Asking: Call Broker for Pricing

Additional Notes:

- Located in North NW Houston ETJ (Unincorporated Houston)
- 3-5 Year Lease Terms Required
- TI Allowance for Build Out included for Shell Spaces
- Suites can be divided into 1,250 SF per unit/suite (1,250, 3,750 & 5,000 SF Options Available)
- Located outside of designated floodplain



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DREW ALTMANN

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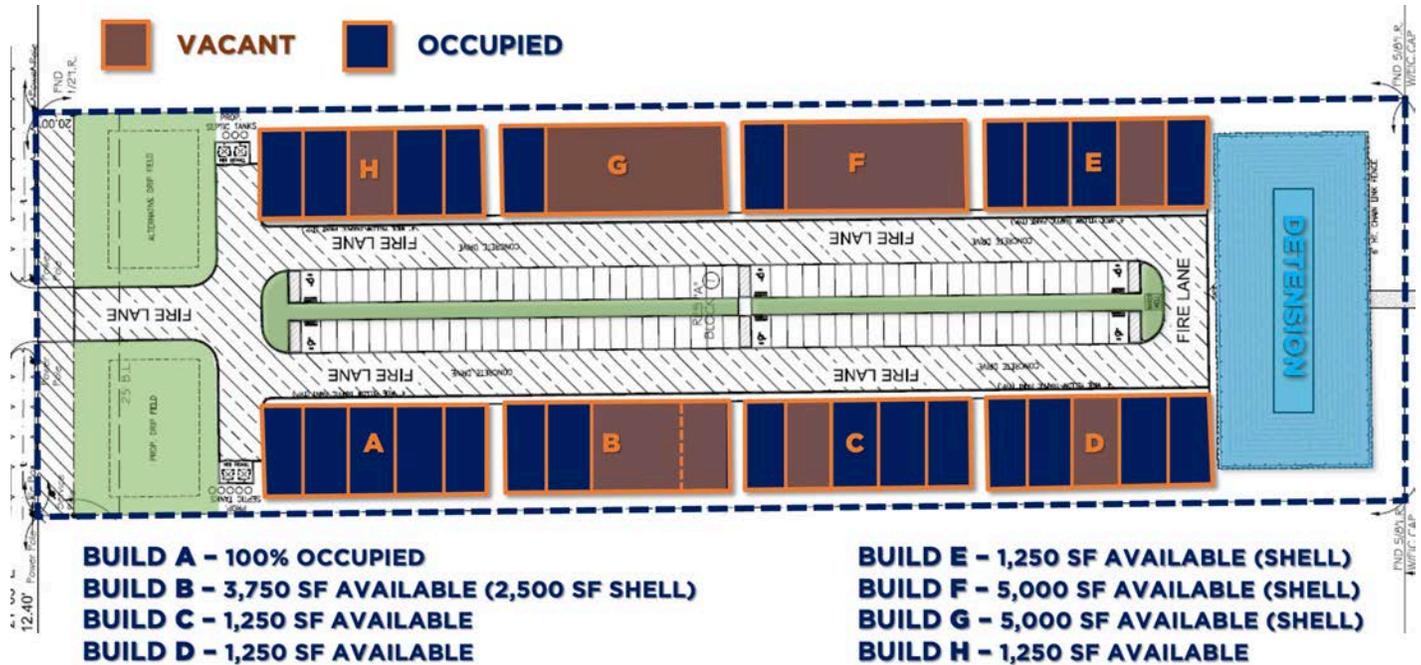


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