



For Lease

7225 W Sam Houston Pkwy N
Houston, TX 77040

±40,117 SF Freestanding Dock High Facility

Site features:

- **Total:** ±40,117 SF
- **Warehouse:** ±31,306 SF
- **Office:** ±8,811 SF Total
 - 1st Floor: ±4,425 SF
 - 2nd Floor: ±4,386 SF
- **Land:** ±3.24 Acres
 - ±0.30 Acres dedicated outside storage
 - ±0.47 Acres raw land for building expansion or additional outside storage
- **Clear Height:** 26'
- Fully Sprinklered
- **Loading:**
 - Three (3) Dock High Doors
 - Three (3) Grade Level Doors

David Buescher

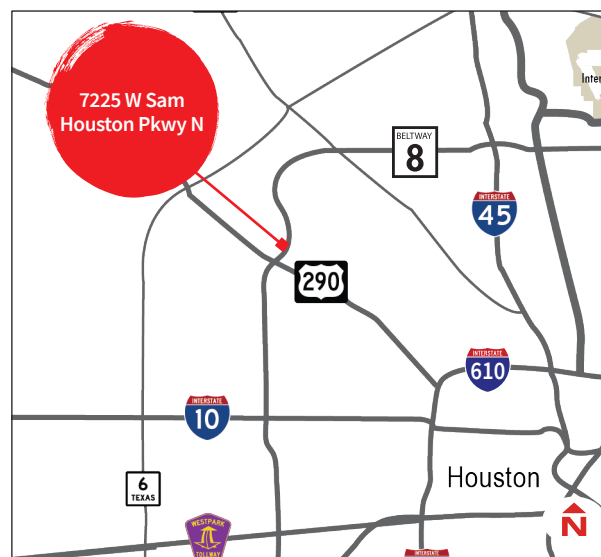
+1 713 888 4016

david.buescher@am.jll.com

Geoff Perrott

+1 713 888 4072

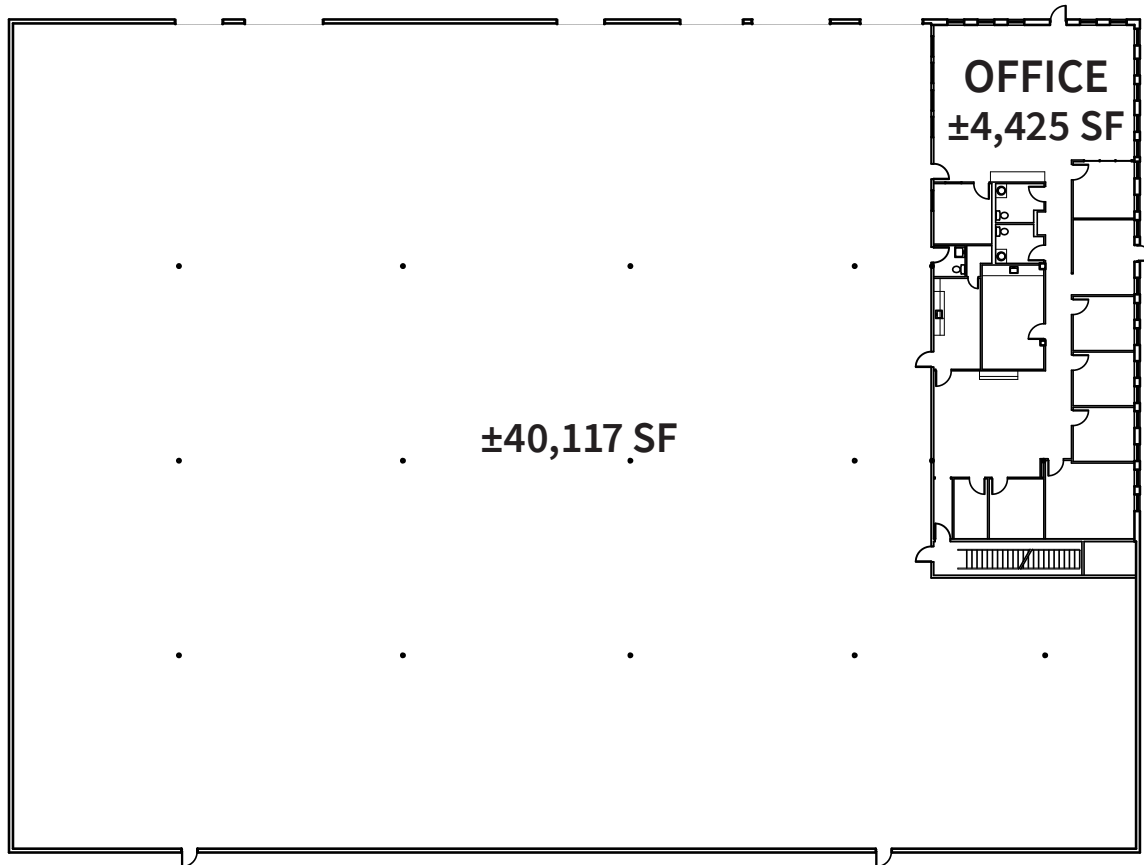
geoff.perrott@am.jll.com



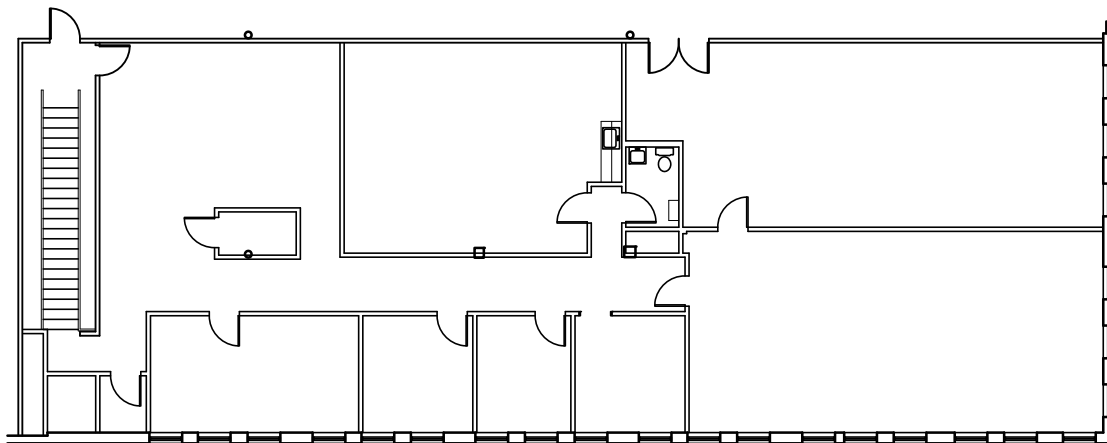
For Lease

±40,117 SF Freestanding Dock High Facility
7225 W Sam Houston Pkwy N | Houston, TX 77040

SITE PLAN



MEZZANINE - ±4,386 SF

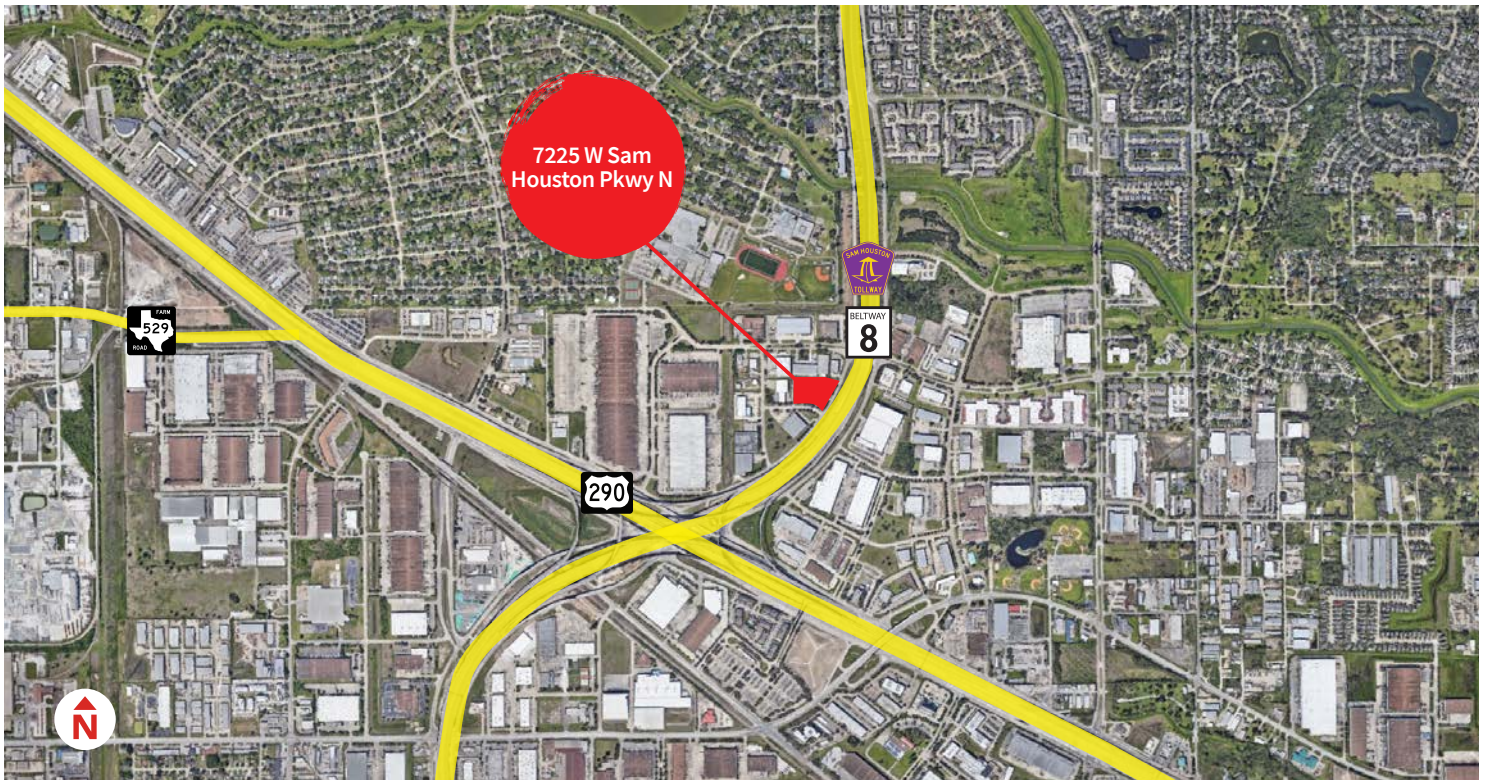


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.



For Lease

±40,117 SF Freestanding Dock High Facility
7225 W Sam Houston Pkwy N | Houston, TX 77040

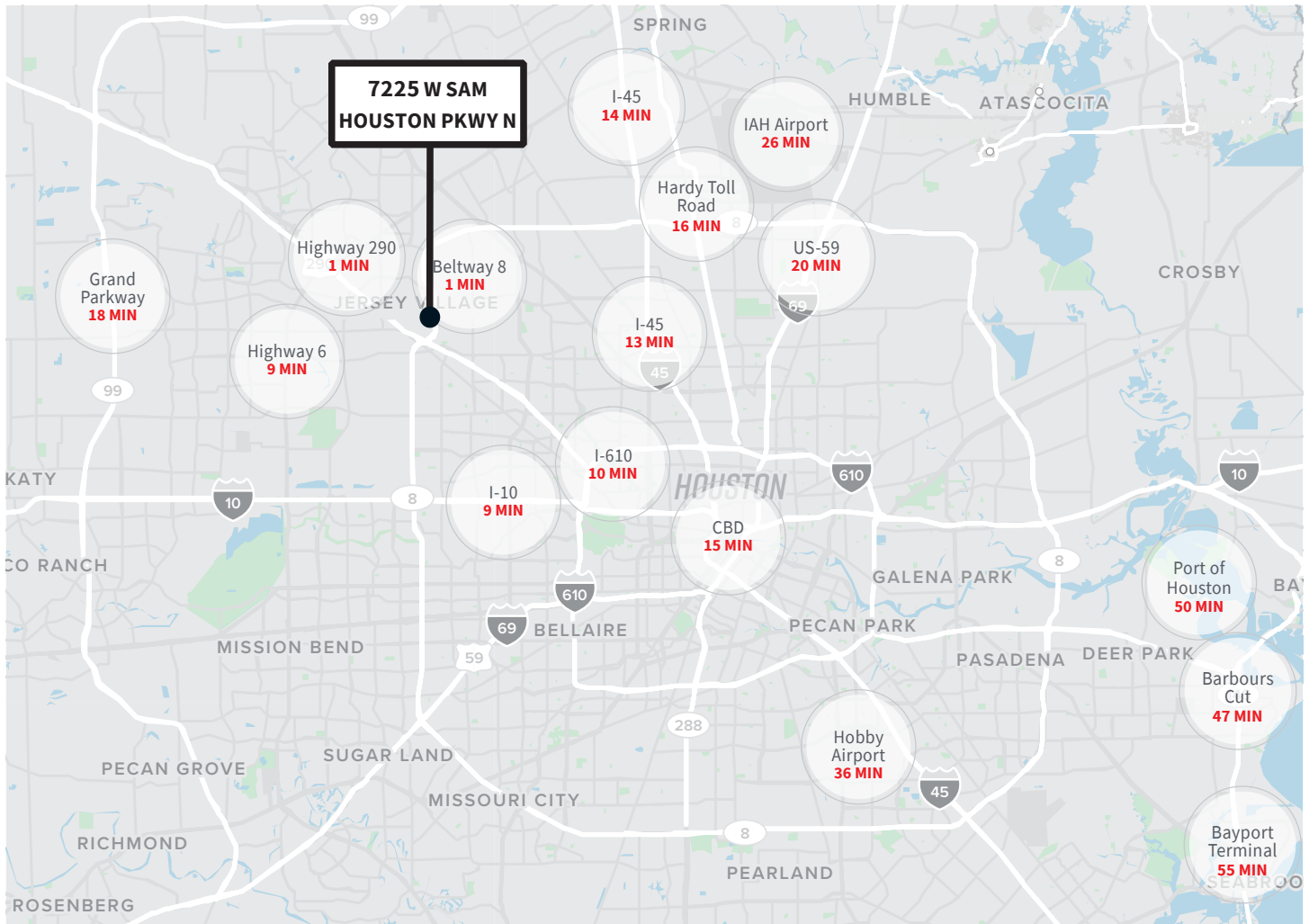


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.



Strategic Location

- Prime northwest Houston location at Beltway 8 & 290 providing strategic distribution and operational connectivity
- Multiple point of ingress/egress offering immediate access to Beltway 8 & 290



CONTACT

David Buescher

+1 713 888 4016

david.buescher@am.jll.com

Geoff Perrott

+1 713 888 4072

geoff.perrott@am.jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.