

FOR SALE

±5,000 SF to ±22,000 SF - Former CNC Manufacturing Facility - 100% HVAC

5006 - 5008 Steffani Ln | Houston, TX 77041



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5007 STEFFANI LN OVERVIEW

Total SF: 12,000 SF

Office SF: 4,000 SF

Outside Storage: 0.25 AC

100% Climate Controlled

Multiple Jib Cranes

- 1 Ton
- 3 Ton
- 5 Ton

Manufacturing / CNC Shop

Grade Level Loading (10' x 12')

Power: 3 Phase, 480V, 400amp

40+ Employee Parking Spaces

16' Eave Height



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5006 - 5008 STEFFANI LN OVERVIEW

Total SF: 10,146 SF

5,016 SF Climate Controlled
Warehouse Space

Multiple Jib Cranes

- 1 Ton
- 3 Ton
- 5 Ton

16' Eave Height

Power: 3 Phase, 480V, 400amp

Can Lease Buildings Separately



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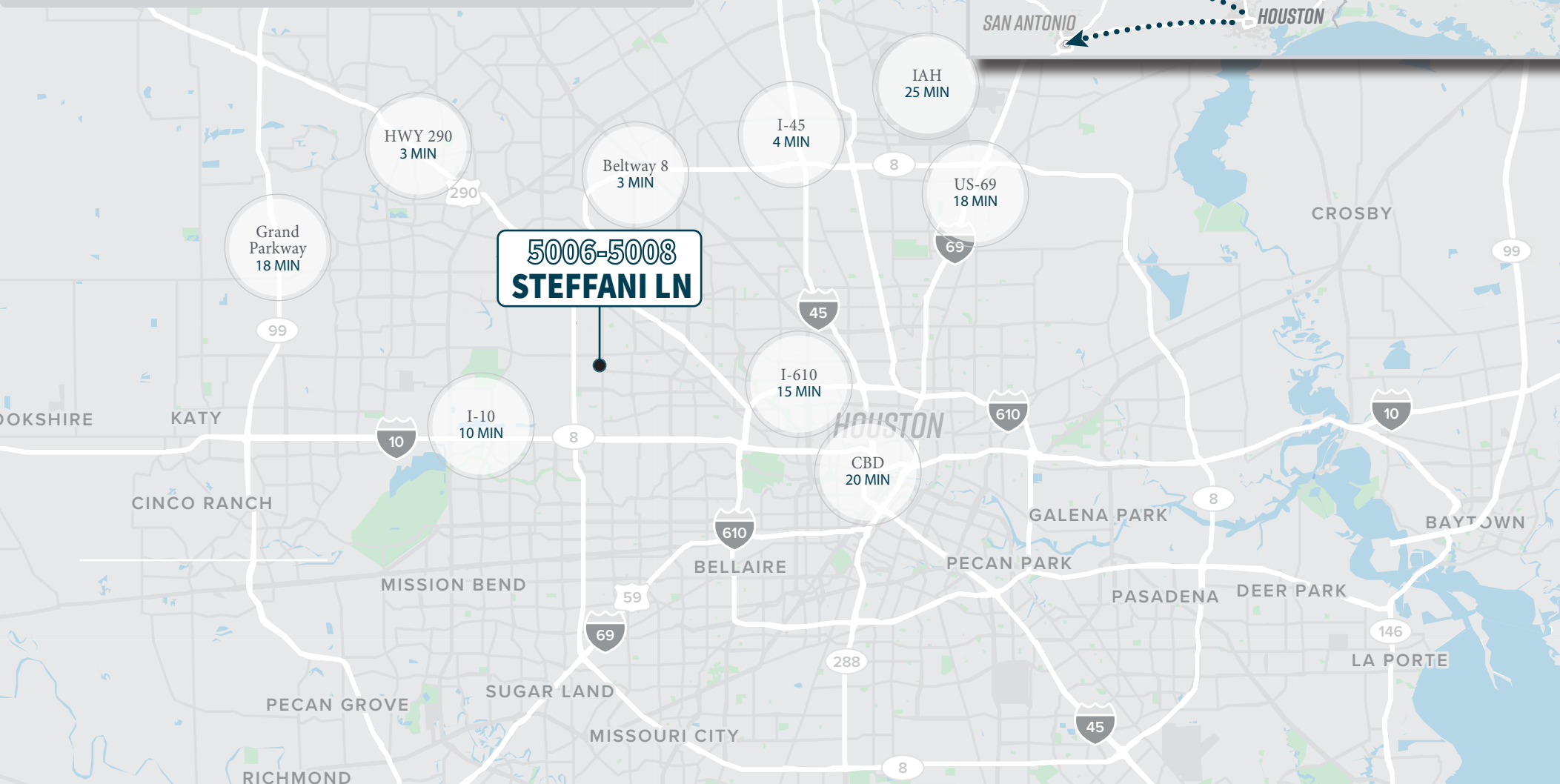


- Prime Northwest Houston Location at Hwy 290 and Beltway 8, providing strategic distribution and operational connectivity.
- Hwy 290 provides excellent access to major thoroughfares, including I-610, Beltway 8 and the Grand Parkway

SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	139 mi	2.2 hrs	2.30MM
SA	195 mi	2.9 hrs	2.55MM
DAL	238 mi	3.5 hrs	7.75MM

DRIVE TIME SUMMARY			
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