

**gyrodata**

*For Sale*

**23000 Northwest Lake Drive**

*Two Buildings: 179,976 SF | 21.38 acres*

Houston, Texas

[Video Tour »](#)

# Total Space

First-class headquarters facility well located in Northwest Houston with excellent access to Highway 290 and Beltway 8.

## THE SITE

2 buildings  
179,976 SF total  
21.38 Acres

## PARKING

210 Total Spaces  
130 Covered Spaces  
80 Surface Spaces

## BUILDING 1

- ± 150,476 SF Total
- ± 82,463 SF Office Area (2-story)
- Tiltwall Construction
- Crane Served – one 10-ton overhead bridge crane with 17' hook height
- ± 15,000 SF electronics lab / production area with ESD flooring
- 30' Clear Height
- Heavy Power, 480v 3-phase ± 2600 amps
- Sprinklered
- 100% HVAC
- Compressed air throughout
- Multiple oversized grade-level drive in doors

### *Additional Features Include:*

- Battery storage with dry fire suppression system
- HVAC Air Chiller Water System with underground piping
- Silver Certified LEED Building
- Approximately 4.4 acres of excess land for expansion



## BUILDING 2

- ± 29,500 SF Total
- ± 1,500 SF Shop Office Area
- Tiltwall Construction
- Crane Served - two 10-ton & one 15-ton overhead bridge cranes with 17' hook height
- ± 35,000 SF of concrete yard for storage and loading areas
- Two 1-ton jib cranes
- Heavy Power, 480v 3-phase ± 600 amps
- Sprinklered
- Multiple wash-bays with oil water separator
- 25 car parks
- Multiple oversized grade level drive in doors



### JEFF VENGHAUS, SIOR

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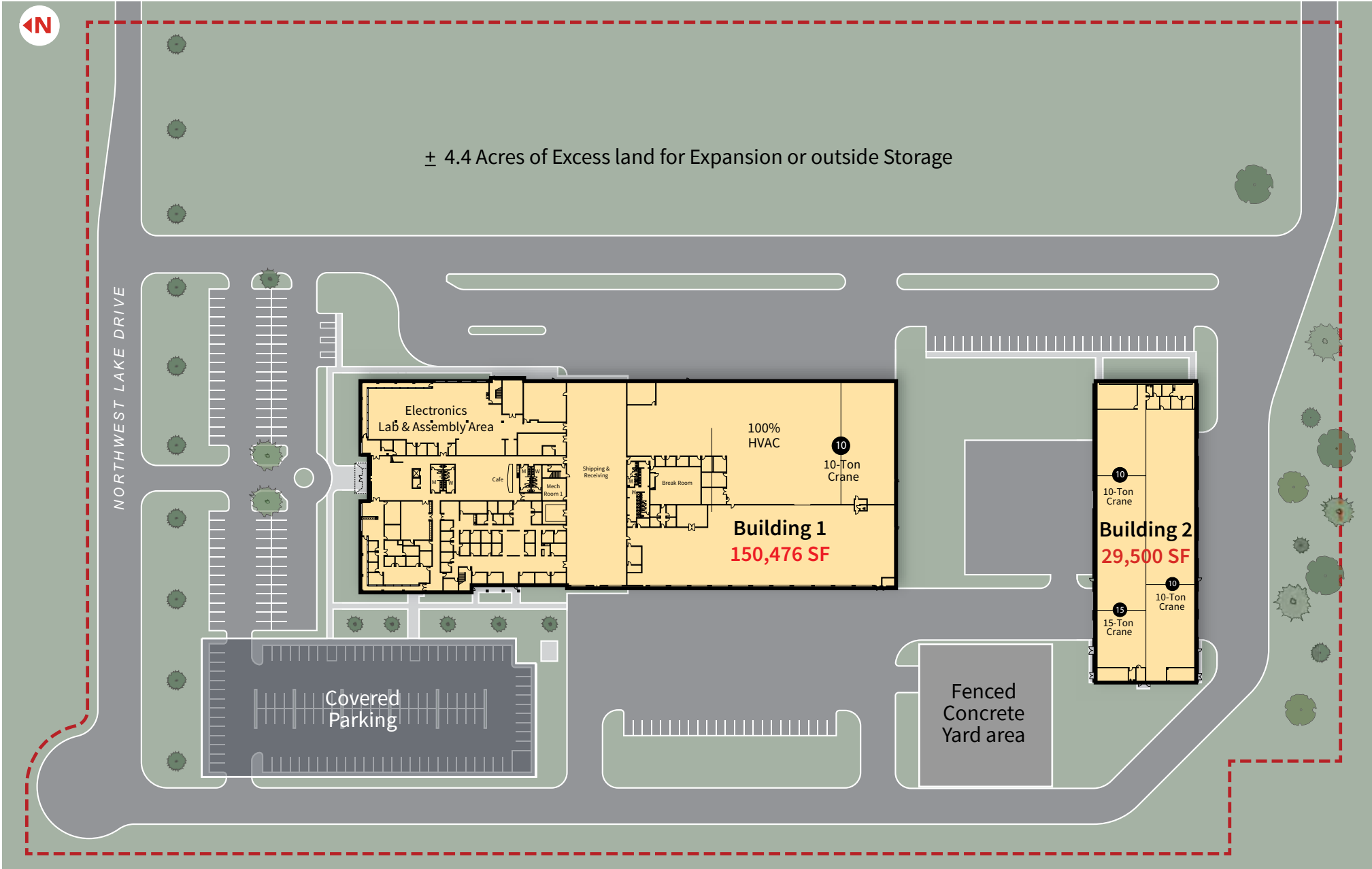
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### GEOFF PERROTT

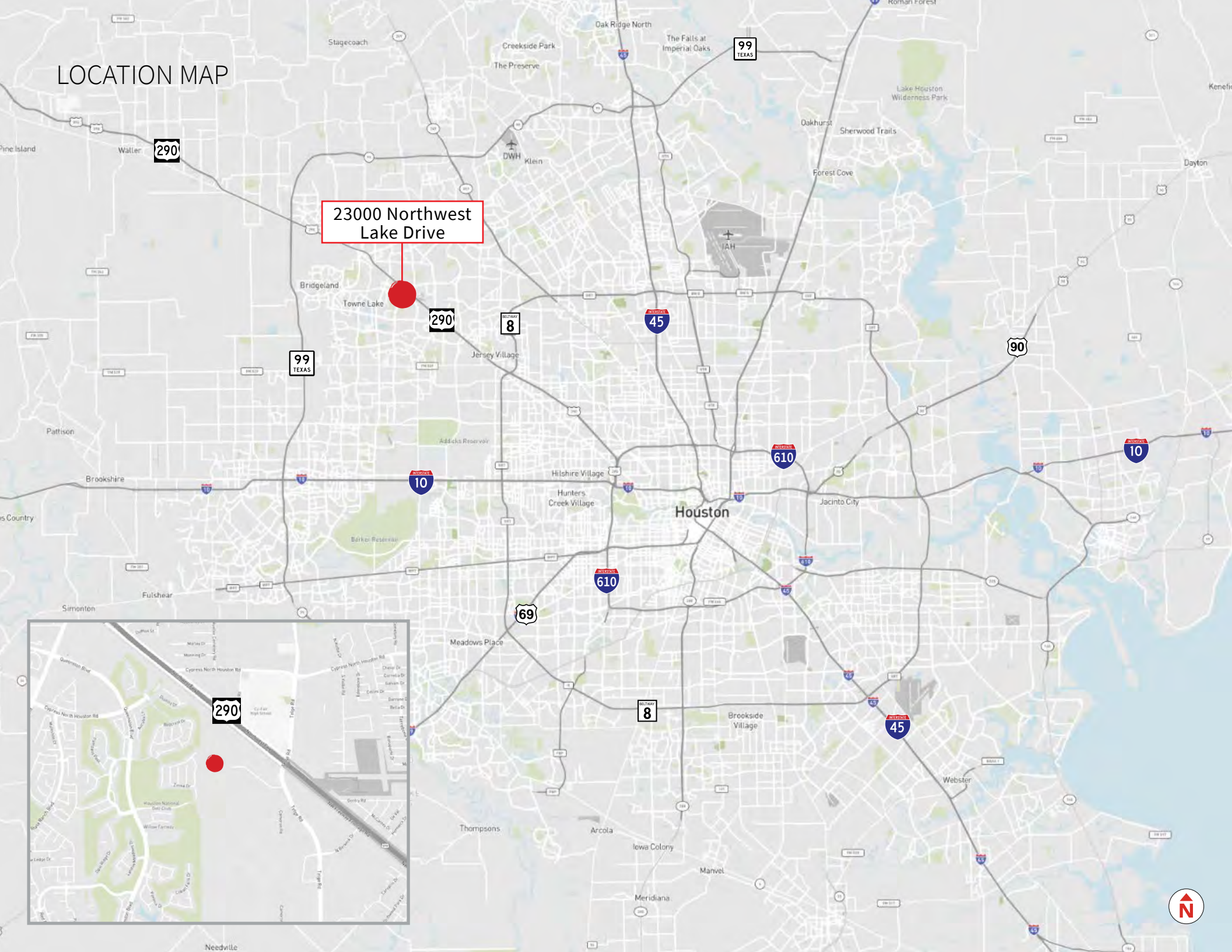
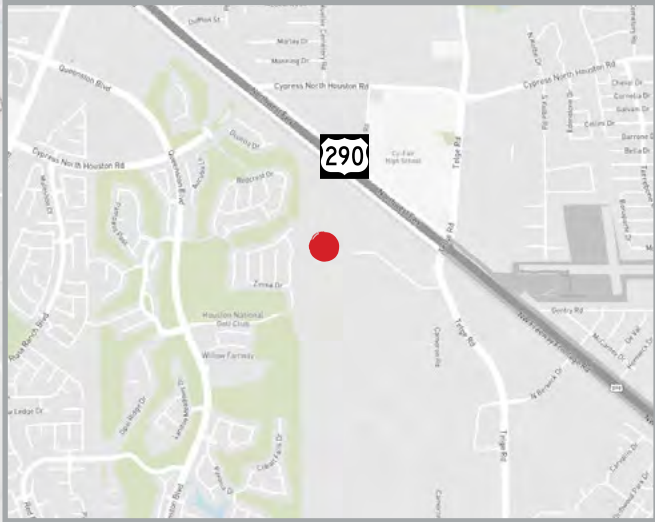
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# SITE PLAN



# LOCATION MAP

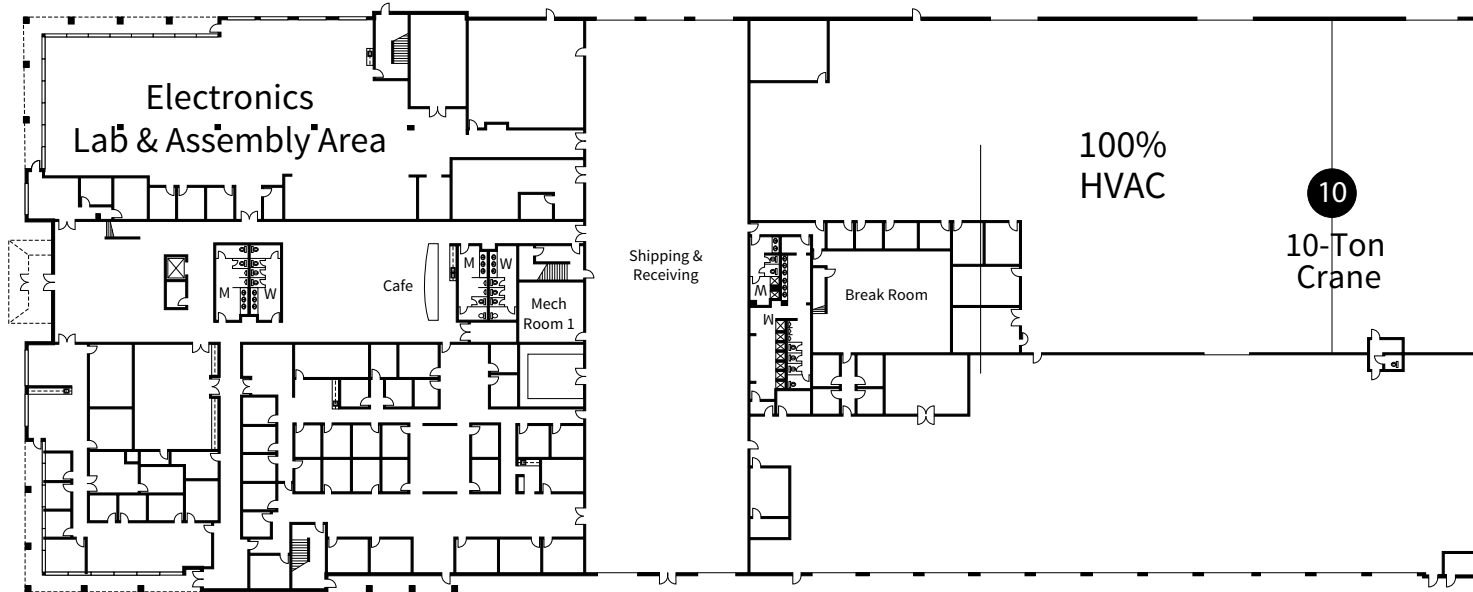
23000 Northwest  
Lake Drive



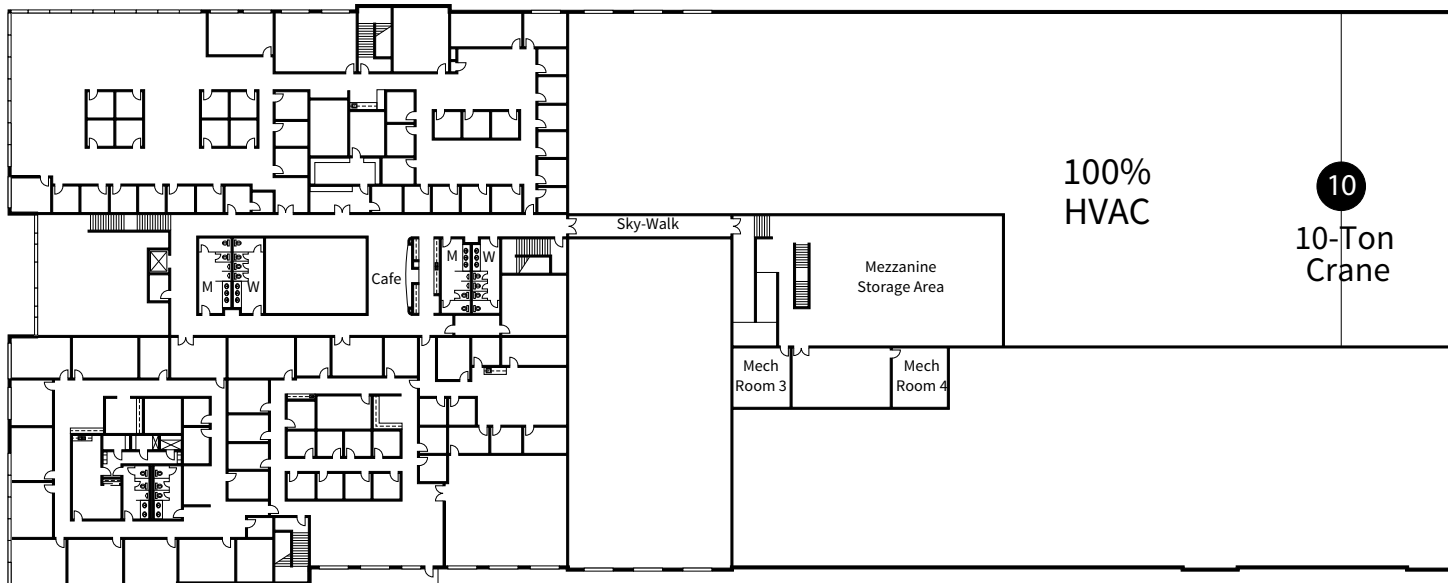


# BUILDING 1 - 150,476 SF

## 1ST FLOOR



## 2ND FLOOR





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