

±18,525 - ±25,425
SQ.FT.
SINGLE-TENANT
WAREHOUSES
FOR LEASE



6811 MCHARD ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±18,525 - ±25,425 SF Immediately Available
- ▶ LED Lighting Throughout Office and Warehouse
- ▶ Shop Restroom
- ▶ (3) 14'x16' Grade-Level Doors with Track Guards
- ▶ 10-Ton Crane Ready with 28' Eaves
- ▶ Dual Mounted Exhaust Fans
- ▶ 3 Phase / 480 V / 400 AMP Power
- ▶ City Water and Sewer
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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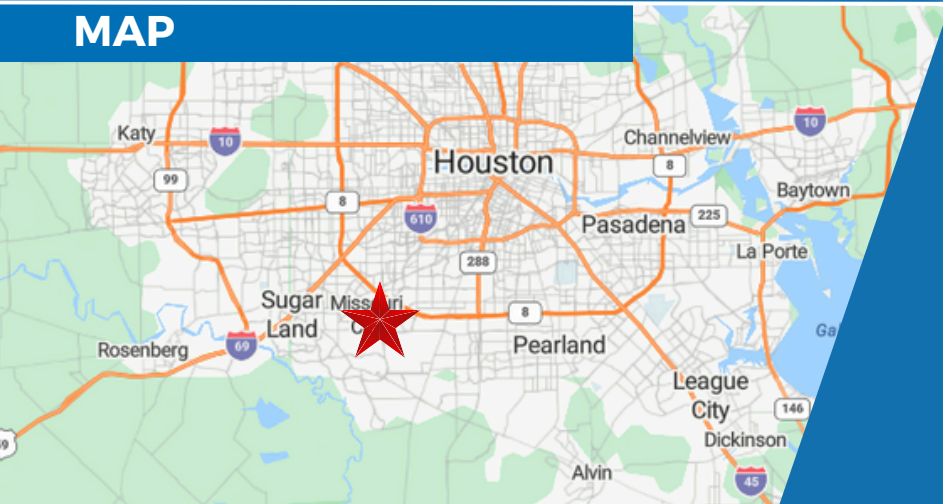


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6811 McHard Rd is an 18.95 acre, 7-freestanding building, master-planned industrial park. Phase III of Independence Business Park includes buildings 4, 6, and 7, each with over 2,000 SF of office space available. The property features LED lighting throughout office and warehouse, as well as three (3) 14' x 16' grade-level doors with track guards.

MAP



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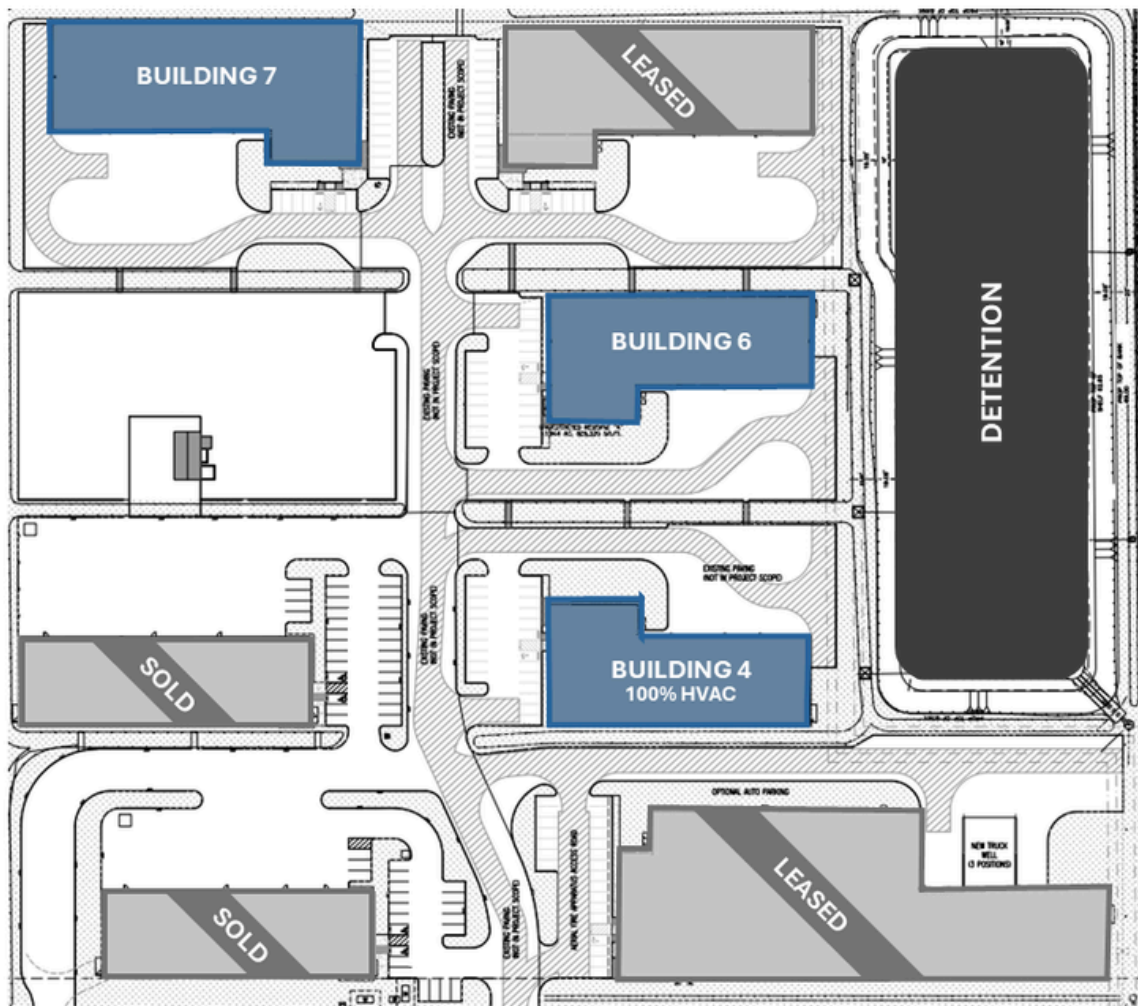
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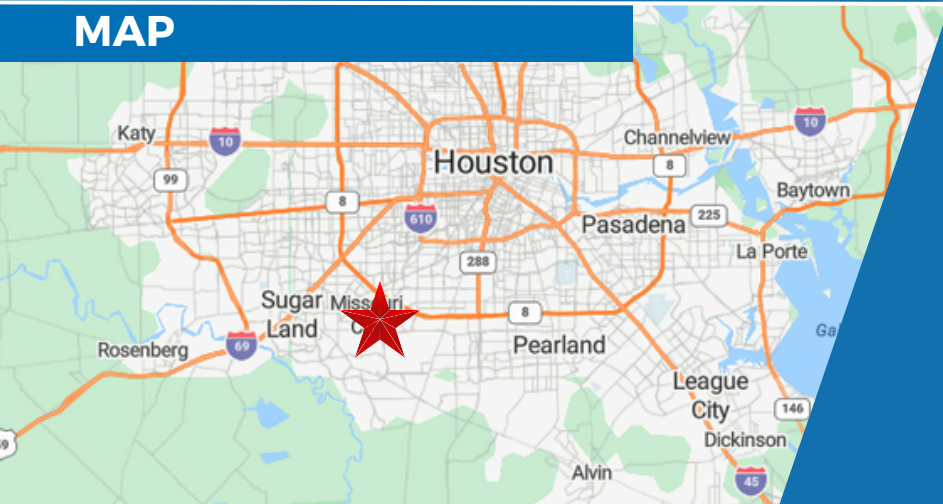
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	TOTAL SF	OFFICE SF	HIGHLIGHTS
BUILDING 4	18,525 SF	2,025 SF	100% HVAC
BUILDING 6	18,525 SF	2,025 SF	3 Grade-Level Doors
BUILDING 7	25,425 SF	2,025 SF	3 Grade-Level Doors

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