

**±4,536 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE**



6836 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±4,536 SF Total
- ▶ ±1,020 SF Office
- ▶ 100% HVAC
- ▶ 20' Clear Height
- ▶ 3 Phase 480v 400 AMPS
- ▶ One (1) - 14' x 14' Overhead Door
- ▶ Grade-Level Metal Building
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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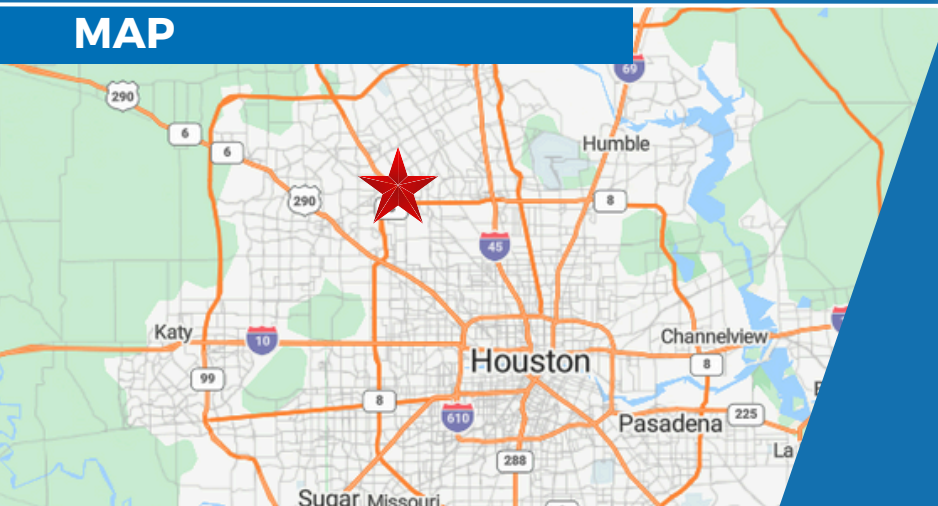
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Located at 6836 Bourgeois Road, this single-tenant warehouse offers a substantial leasing opportunity with 4,536 square feet of space, which includes approximately 1,020 square feet of office area. Positioned in northwest Houston, the facility is conveniently close to State Highway 299, Beltway 8, and FM 1960. It features one 14' x 14' overhead door and a 20-foot clear height, making it ideal for a variety of operational needs. This building is fully equipped with HVAC as well as 3-phase 480V 400 amps power.

MAP



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