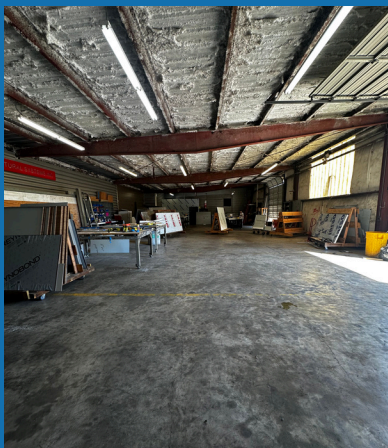


**±14,175 SQ.FT.
INDUSTRIAL
WAREHOUSES -
FOR LEASE**



10038 TALLEY LANE, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ Two-Buildings Totaling ±14,175 SF Situated on 0.76 Acres
- ▶ ±1,600 SF Office Space with 6 Private Offices, a Breakroom, a Conference Room, a Lobby, and Reception Area
- ▶ Five (5) Grade-Level Doors
- ▶ 16' Clear Height
- ▶ ±5,500 SF of Gated Outside Storage Between Warehouses
- ▶ Three (3) Access Points from Talley Lane
- ▶ Direct Access to Hempstead Hwy, Hwy 290, and Beltway 8
- ▶ Available 01/01/2025
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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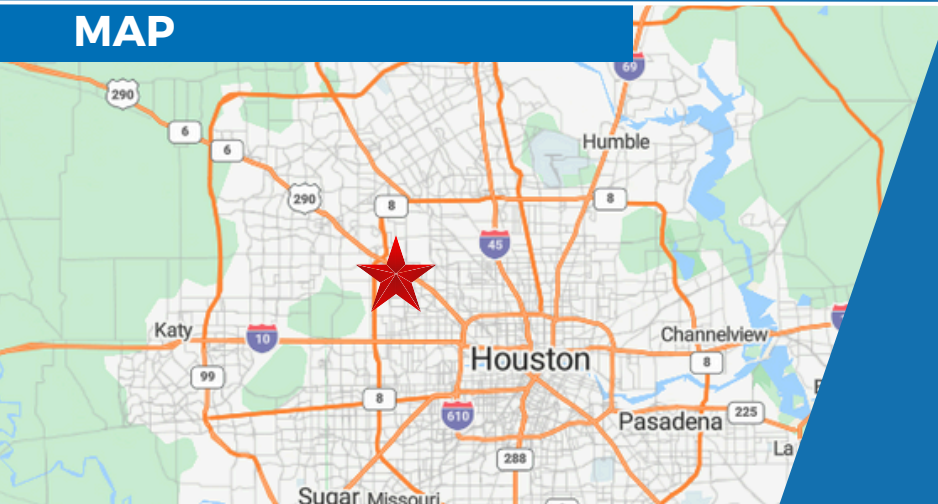


10038 TALLEY LANE, HOUSTON, TEXAS

10038 Talley Lane is ideally situated in the heart of the Northwest Houston Industrial Submarket. This prime location offers direct access to major transportation corridors such as Beltway 8, U.S. 290, and Interstate 10, making it ideal for local industrial users.

The building boasts a highly functional design, perfect for a wide variety of industrial users. It includes ample warehouse space, multiple grade-level loading doors, and spacious truck courts, facilitating efficient loading and unloading operations. The property can accommodate warehousing and manufacturing operations.

MAP



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