

**±9,336 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR SUBLEASE**



AVAILABLE 04/01/2026

6830 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±9,336 SF Total with +1,680 SF Office Space
- ▶ 10-Ton Crane Ready
- ▶ 18' Clear Height
- ▶ 3-Phase; 480V; 400 Amps Power
- ▶ Three (3) 16'x14' Overhead Doors
- ▶ ±2,000 SF Fenced and Paved Outside Storage
- ▶ Building and Monument Signage Available
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ Length of Sublease Term is Negotiable
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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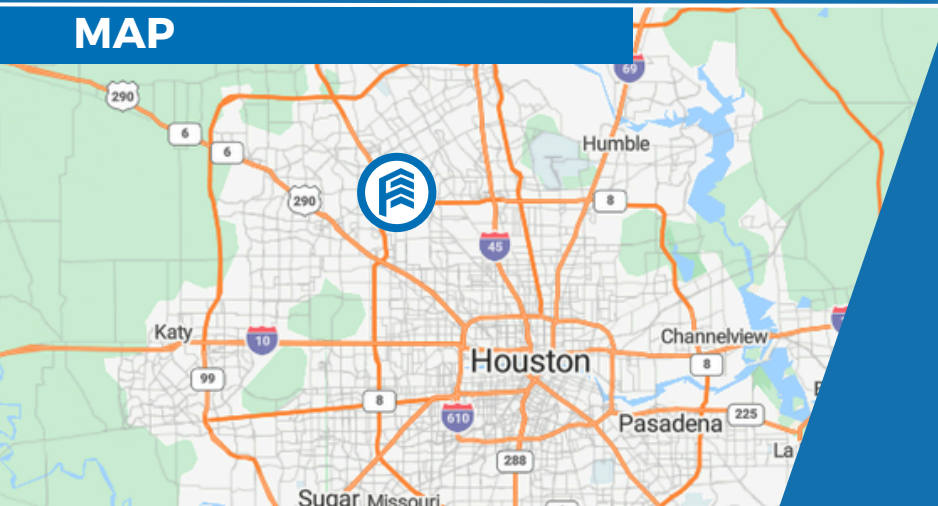
SUBLEASE TERM THROUGH 8/31/2035



6830 BOURGEOIS ROAD, HOUSTON, TEXAS

Located at 6830 Bourgeois Road, this single-tenant warehouse offers a substantial subleasing opportunity with 9,336 square feet of space, which includes approximately 1,680 square feet of office area. Positioned in northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It is 10-ton crane ready, features three 16' x 14' overhead doors, a 18-foot clear height, making it ideal for a variety of operational needs. Additionally, it offers approximately 2,000 square feet of outside storage within a secure, concrete fenced yard and is equipped with 3-phase 480V 400 amps power.

MAP



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