

TWO (2) ±25,235 SF SINGLE-TENANT INDUSTRIAL WAREHOUSES FOR LEASE



3231 WEST LITTLE YORK ROAD, HOUSTON, TEXAS



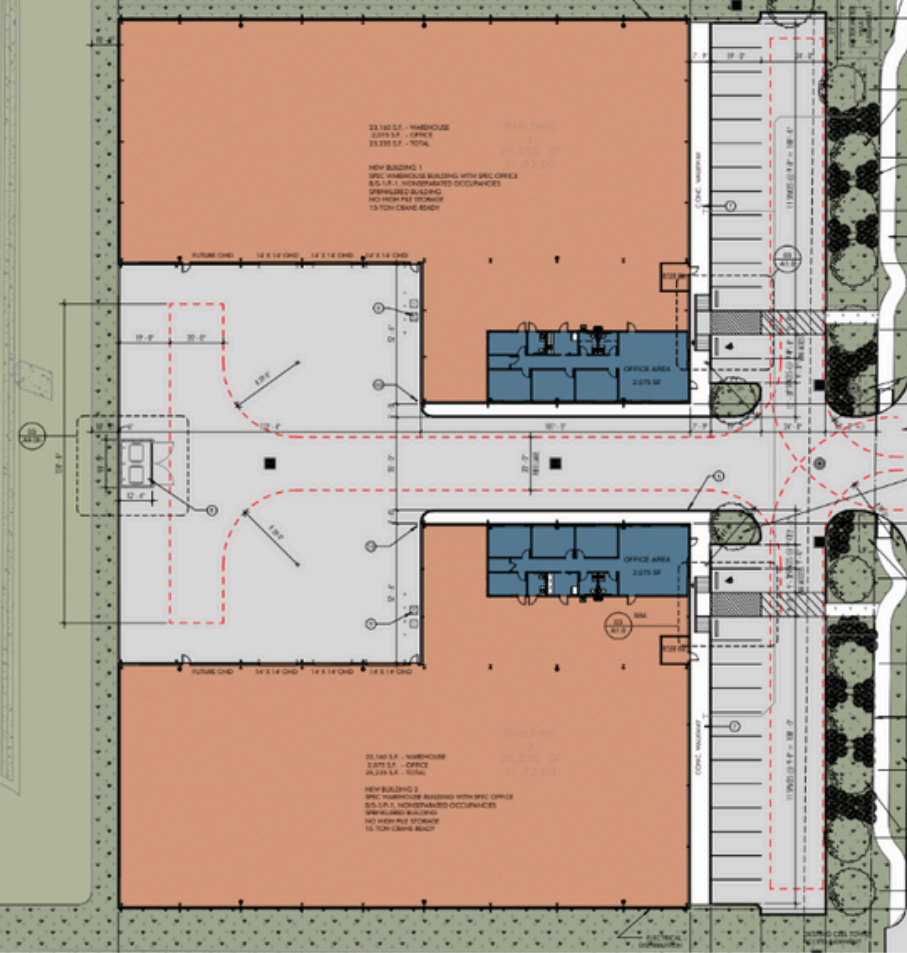
PROPERTY FEATURES

- ▶ Two (2) ±25,235 SF Industrial Warehouses
- ▶ ±2,075 SF of Office Space
- ▶ LED Lighting Throughout Office and Warehouse
- ▶ 10-15 Ton Crane Ready
- ▶ 28-Foot Clear Height
- ▶ 3 Phase / 480 V / 400 AMPS
- ▶ (3) 14'x14' Grade-Level Doors with Track Guards
- ▶ ESFR Sprinklers
- ▶ Available Q1 2026
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

William Alcorn

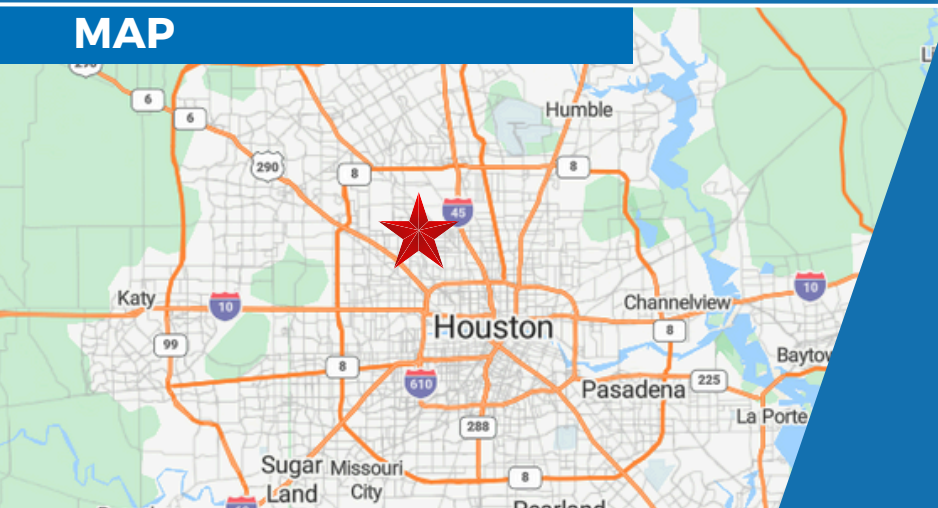
William.Alcorn@FinialGroup.com
(713) 814-3798



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Situated in Northwest Houston, Brentwood Industrial Park is a premier development ideal for distribution, manufacturing, and warehouse operations. The dual-tenant industrial park features two (2) 25,235 SF buildings, each offering 2,000 SF of fully built-out office and ample warehouse space. Key amenities include ESFR sprinklered warehouse, 10-15 ton crane-ready capacity, three (3) 14' x 14' grade-level doors, 28' clear heights, and 3-phase power. Brentwood Industrial Park enjoys strategic access to major highways and thoroughfares, including Beltway 8, US 290, I-45, and Loop 610, making it ideal for business operations.

MAP



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