

**±20,575 SF
INDUSTRIAL
MANUFACTURING
BUILDING -
FOR SALE**

6004 N SHEPHERD DR & 632 NORTHEW ST



PROPERTY FEATURES

- ▶ ±20,575 Total SF Available For Sale
- ▶ Bldg. A: ±5,891 SF (Office/Warehouse)
- ▶ Bldg. B: ±4,684 SF (Warehouse)
- ▶ Bldg. C: ±10,000 SF (Office/Warehouse) - Two ±5,000 SF Suites
- ▶ Great Opportunity for Potential Owner to Lease a Portion of the Property to Generate Additional Income
- ▶ Bldgs. A & B have 8 Grade-Level Doors & 1 Oversized Door
- ▶ Bldg. C has 4 Grade-Level Doors (Two per Suite)
- ▶ 3-Phase Power
- ▶ In-Place Alarm System
- ▶ Fully Fenced & Gated
- ▶ Located off of N Shepherd Drive with Direct Access to I-45 and Quick Access to Hwy 290 & I-610

CONTACT INFORMATION

Chase A. Tucker

Chase.Tucker@FinialGroup.com
(713) 422-2097

Andrew T. Bischoff

Andrew.Bischoff@FinialGroup.com
(713) 571-4256

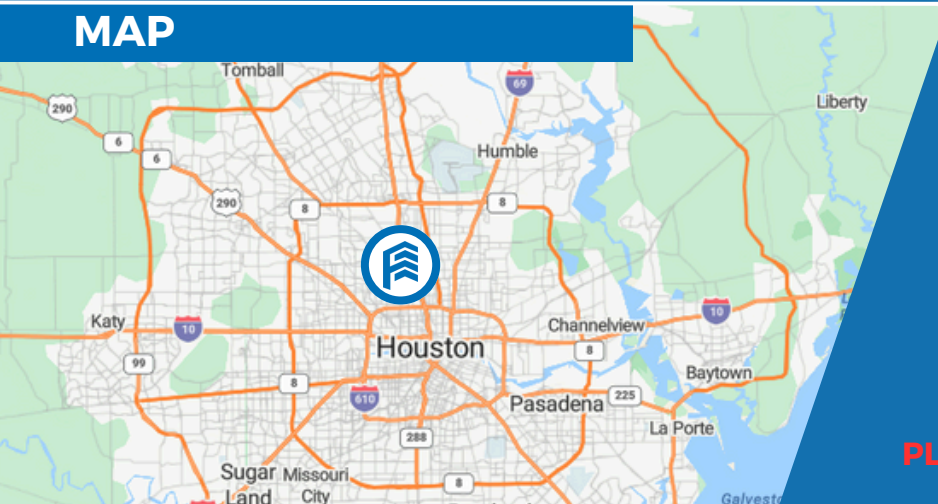
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6004 N SHEPHERD DR & 632 NORTHEW ST

This ±20,575 SF office/warehouse opportunity includes two adjacent properties in North Houston—6004 N Shepherd Dr and 632 Northew St—ideal for leasing or owner occupying. 6004 N Shepherd features two buildings: a ±5,891 SF office/warehouse and a ±4,684 SF warehouse, with a highly secured yard area and flexible space for a variety of users. Just around the corner, 632 Northew offers a ±10,000 SF standalone office/warehouse with good visibility and easy access to N Shepherd Drive. The properties are located just north of Loop 610 with convenient access to I-45, Hwy 290, and Hardy Toll Road. The functional layouts, central location, and hard-to-find space sizes make this an attractive option for light industrial, manufacturing, or service-based tenants. This is a rare chance to secure space in a high-demand, infill submarket.

MAP



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PLEASE CONTACT BROKER FOR PRICING

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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