

±15,000 SQ.FT. SINGLE-TENANT WAREHOUSE - FOR LEASE



13750 FM 529 - BUILDING 3, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±15,000 SF Single-Tenant Industrial Building with ±1,580 SF of Office
- ▶ 24' Clear Height
- ▶ One (1) 12' x 14' and Three (3) 12' x 12' Grade-Level Doors
- ▶ One (1) 12' x 14' Dock-High Door
- ▶ 3-Phase; 480V; 400A Power
- ▶ 25' x 50' Column Spacing
- ▶ High-Quality Metal Construction; Built in 2022
- ▶ Four (4) Big Ass Fans Recently Installed in Warehouse
- ▶ Directly Off of FM 529, with Immediate Access to Highway 290, Beltway 8, and SH-6
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Chase A. Tucker

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

Jack Gaffney, SIOR

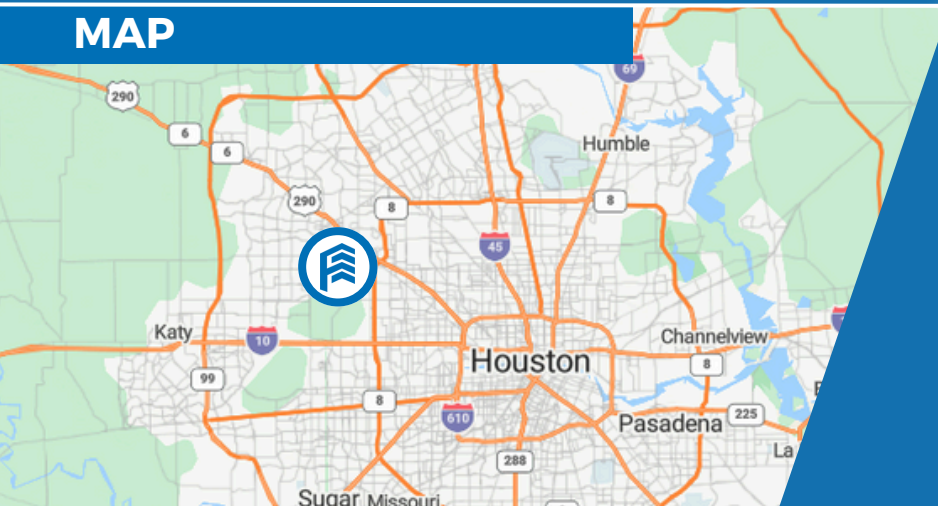
Jack.Gaffney@FinialGroup.com
(713) 814-4921



13750 FM 529 - BUILDING 3, HOUSTON, TEXAS

13750 FM 529 – Building 3 is a 15,000 SF single-tenant industrial facility located in Northwest Houston, one of the city’s most sought-after industrial submarkets. Positioned within Vault 529 Business Park, the property offers immediate access to US-290, Beltway 8, SH-6, and FM 529. The building features 1,580 SF of office space, 24' clear height, 3-phase power, and versatile combo-loading—delivering functionality that caters to a wide range of industrial users.

MAP



CONTACT INFORMATION

Chase A. Tucker

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

Jack Gaffney, SIOR

Jack.Gaffney@FinialGroup.com
(713) 814-4921

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.

www.FinialGroup.com