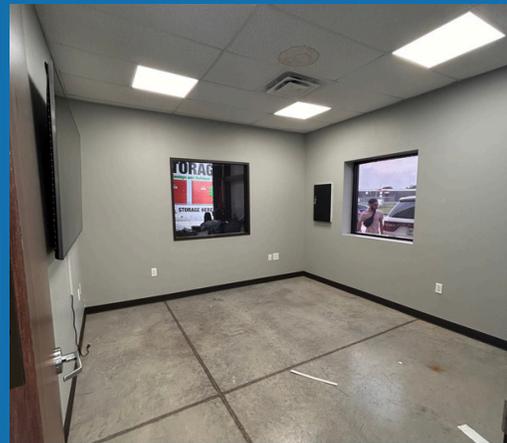


**±6,240 - ±22,000 SF
SINGLE-TENANT
INDUSTRIAL
WAREHOUSES
FOR LEASE**



16217 NORTH FWY, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±6,240 - ±22,000 SF Single-Tenant Office/Warehouses Available
- ▶ 10%-20% Office Build-Outs that include a Reception Area, Private Offices, Conference Room, and Bathrooms
- ▶ Fully Insulated Warehouses
- ▶ 22' Clear Heights
- ▶ LED Lighting
- ▶ Grade Level Loading with Potential for Dock High
- ▶ 3 Phase / 480 V / 400 AMPS
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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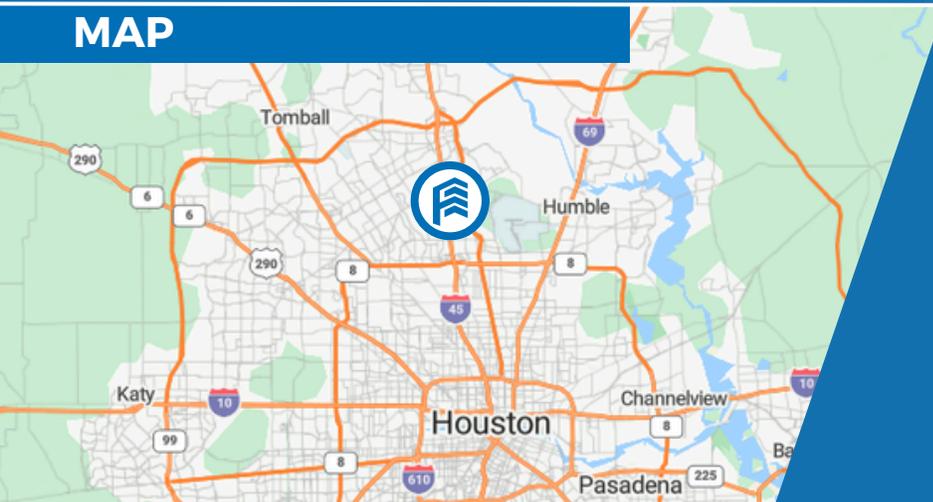
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Strategically located off I-45, the Richey Road Industrial Park consists of freestanding industrial warehouses that offer excellent connectivity throughout the Greater Houston area. The property sizes range from $\pm 6,240$ SF to $\pm 22,000$ SF buildings, with each containing newly built-out office space featuring a reception area, private offices, conference room, and restrooms. The recently constructed warehouses are fully insulated and equipped with LED lighting throughout, creating a clean and efficient work environment. The grade-level doors support smooth and efficient loading and unloading operations, making the space ideal for light manufacturing, distribution, or service-related uses.

MAP



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