

**±7,500 SQ.FT.
SINGLE-TENANT
INDUSTRIAL
SPACE -
FOR LEASE**



15160 NAUTIQUE WAY, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±7,500 SF Total with ±1,530 SF Office Space
- ▶ Located Within Southbelt Industrial Business Park
- ▶ Full Office Refresh & Capital Improvements Underway
- ▶ Two (2) 14' X 12' Grade-Level Doors
- ▶ One (1) Freestanding Exterior Dock-High Ramp
- ▶ 16' Clear Height
- ▶ 3-Phase Power
- ▶ Fully Fenced and Gated
- ▶ Available for Occupancy, Subject to Improvements
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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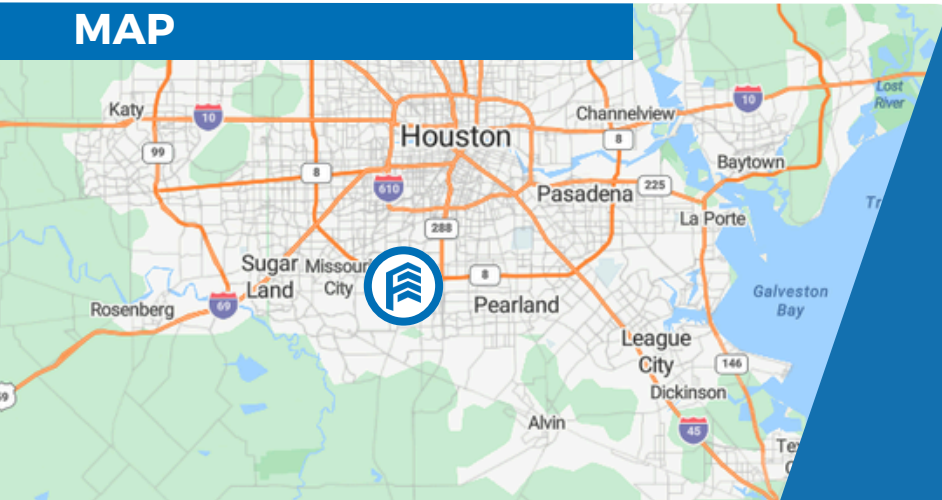
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15160 NAUTIQUE WAY, HOUSTON, TEXAS

15160 Nautique Way is a premier single-tenant industrial facility strategically positioned within the South Houston/Southbelt industrial corridor, offering exceptional access to Beltway 8 (Sam Houston Tollway) and Highway 288. Constructed in 2000, the metal building totals $\pm 7,500$ SF on ± 0.56 acres and includes $\pm 1,530$ SF of office space. The property features 16' eave heights, 60' clear-span, two (2) 14' x 12' grade-level overhead doors, and one (1) freestanding exterior dock-high ramp. The property is fully fenced and gated, providing a secure environment for efficient operations. The highly regarded Southbelt Industrial Business Park, features a strong concentration of manufacturing, fabrication, distribution, and assembly users, making it well-positioned for a wide range of industrial applications serving both local and national tenants.

MAP



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