

**±10,066 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE**



6812 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±10,066 SF Total
- ▶ ±1,830 SF Office
- ▶ 23' Clear Height
- ▶ 20-Ton Crane Ready
- ▶ 3-Phase; 480V; 400 Amps Power
- ▶ Three (3) 16'x14' Overhead Doors
- ▶ ±2,000 SF of Outside Storage Within a Concrete Fenced Yard
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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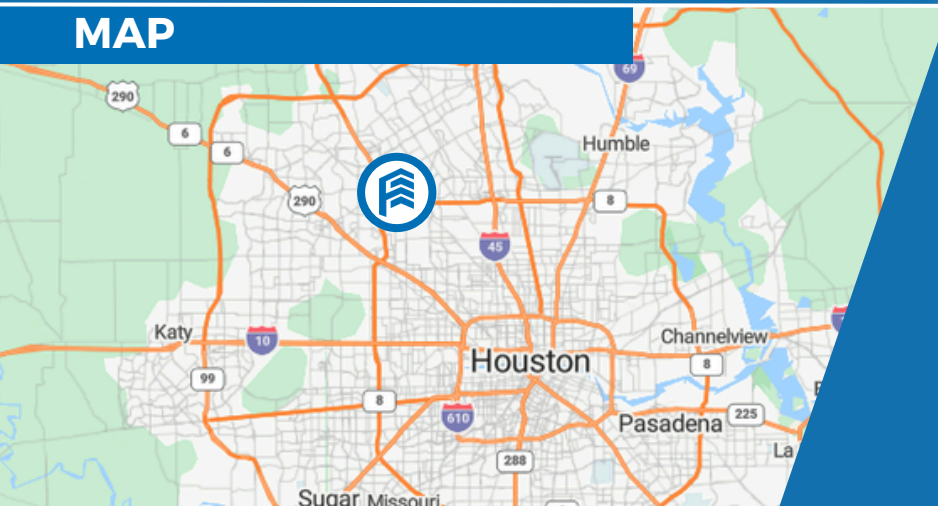
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6812 BOURGEOIS ROAD, HOUSTON, TEXAS

Located at 6812 Bourgeois Road, this single-tenant warehouse offers a substantial leasing opportunity with 10,066 square feet of space, which includes approximately 1,830 square feet of office. Positioned in northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It is 20-ton crane ready, and features three 16'x14' overhead doors, a 23-foot clear height, making it ideal for a variety of operational needs. Additionally, it offers a fenced concrete yard and is equipped with 3-phase 480 v 400 amps power.

MAP



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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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