

INDUSTRIAL INVESTMENT OFFERING

6511 N WAYSIDE DR

HOUSTON, TEXAS 77028

±64,432 SF warehouse on ±6.55 acres

OFFERED AT \$6,900,000

Functional loading • Fenced yard • Strategic infill location

SUNET GROUP LLC | MARKETING BROCHURE



Purpose-built industrial functionality

A flexible warehouse and yard configuration serving distribution, storage and light manufacturing users.



±64,432 SF

BUILDING AREA

±6.55 AC

LAND AREA

2017

YEAR BUILT

±24 FT

CLEAR HEIGHT

3

DOCK-HIGH

5

GRADE-LEVEL

±4,000 SF OFFICE • FULLY FENCED

Loading designed for daily throughput

Multiple dock-high and grade-level access points support efficient inbound and outbound movement.



LOADING & ACCESS

- 3 dock-high loading positions
- 5 grade-level loading doors
- Deep concrete truck court
- Multiple circulation points
- Secure perimeter fencing

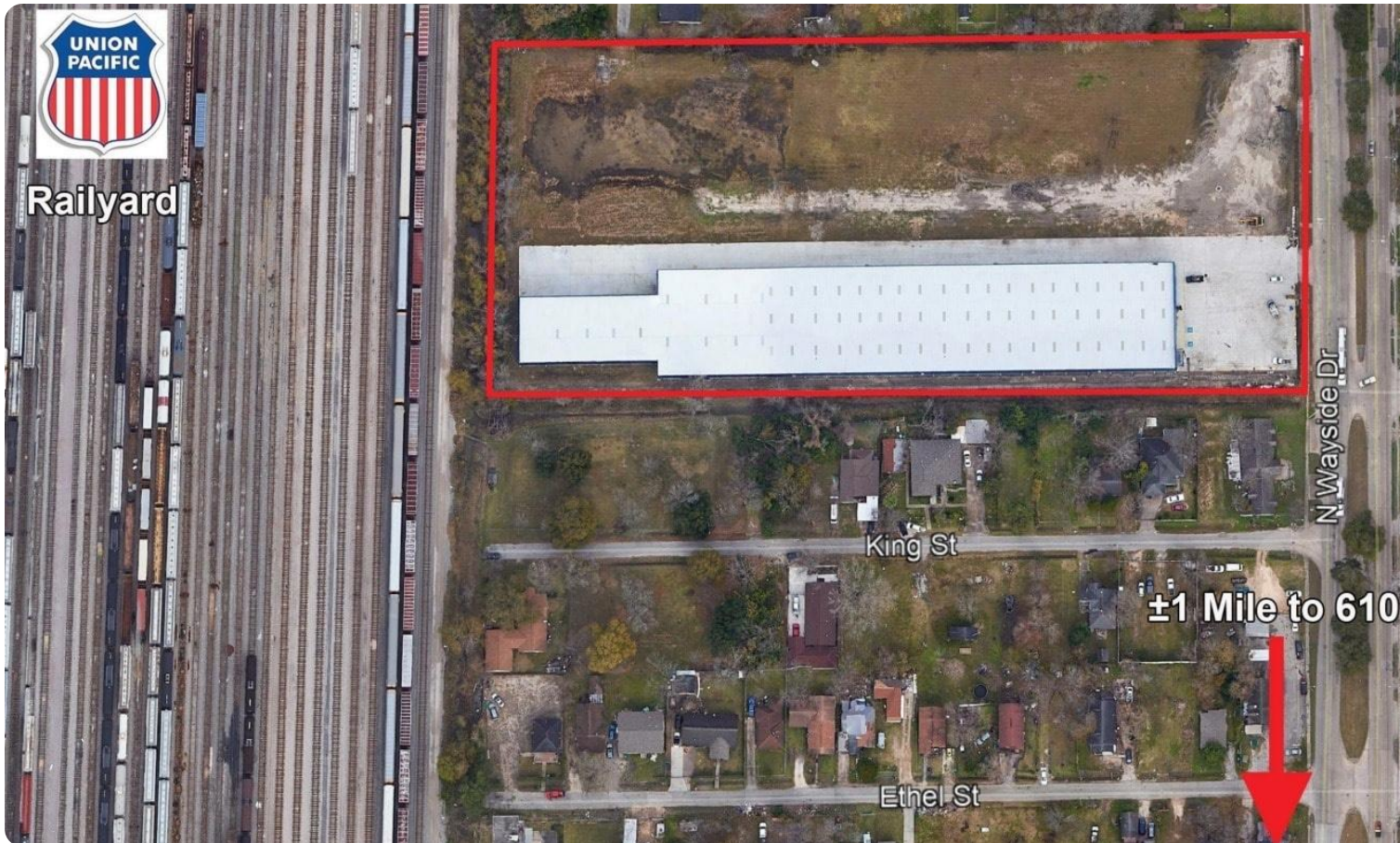
Substantial yard and expansion potential

A rare infill footprint with generous paved operating area and additional open land.



Rail-adjacent industrial setting

Directly beside the Union Pacific railyard and approximately one mile from Loop 610.



STRATEGIC POSITION

±1 MILE

Loop 610

ADJACENT

Union Pacific Railyard

INFILL

Northeast Houston

ACCESS

N Wayside Drive

Scale, access and visibility

Additional perspectives of the building, truck court and surrounding industrial corridor.



FOR SALE

6511 N WAYSIDE DR

\$6,900,000

±64,432 SF • ±6.55 ACRES
3 DOCK-HIGH • 5 GRADE-LEVEL

LISTING CONTACT

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