

# Harwin Business Park

9440 Harwin Dr. | Suite R | Houston, TX 77036

**±1,250 SF**  
AVAILABLE FOR LEASE

New Ownership Renovations Underway



#### FOR MORE INFORMATION:

**MEG ZSCHAPPEL**  
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713.300.0284

**CHASE COLEMAN**  
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832.967.7654

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- Front load grade level loading
- 1-phase power
- New wallpack lighting
- New oversized loading doors
- Newly Renovated (interior and exterior)
- Freshly Paved 6" concrete and asphalt
- Newly Installed 60mm TPO roofs
- Turnkey Units 1,250 - 4,900 RSF



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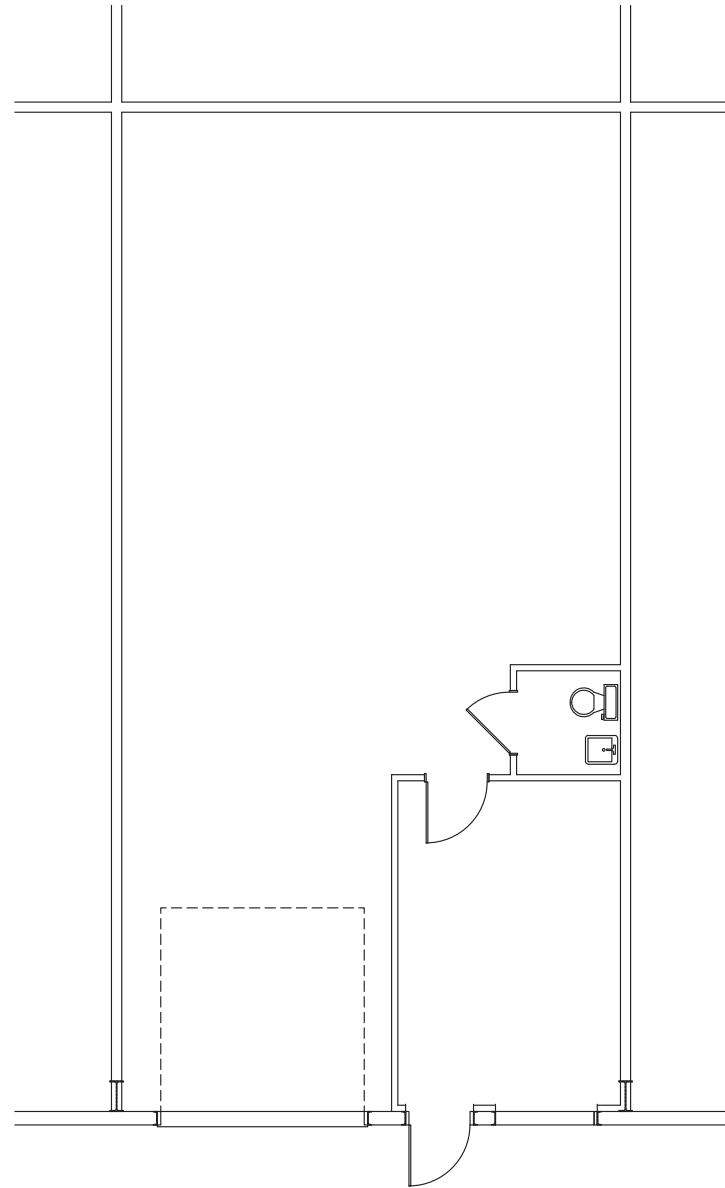
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## ±1,250 SF

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### SUITE FEATURES

- 1,250 SF total
- Grade level door
- 16' clear height
- 1P 120/240V power 100A - 400A
- Insulated warehouse ceiling



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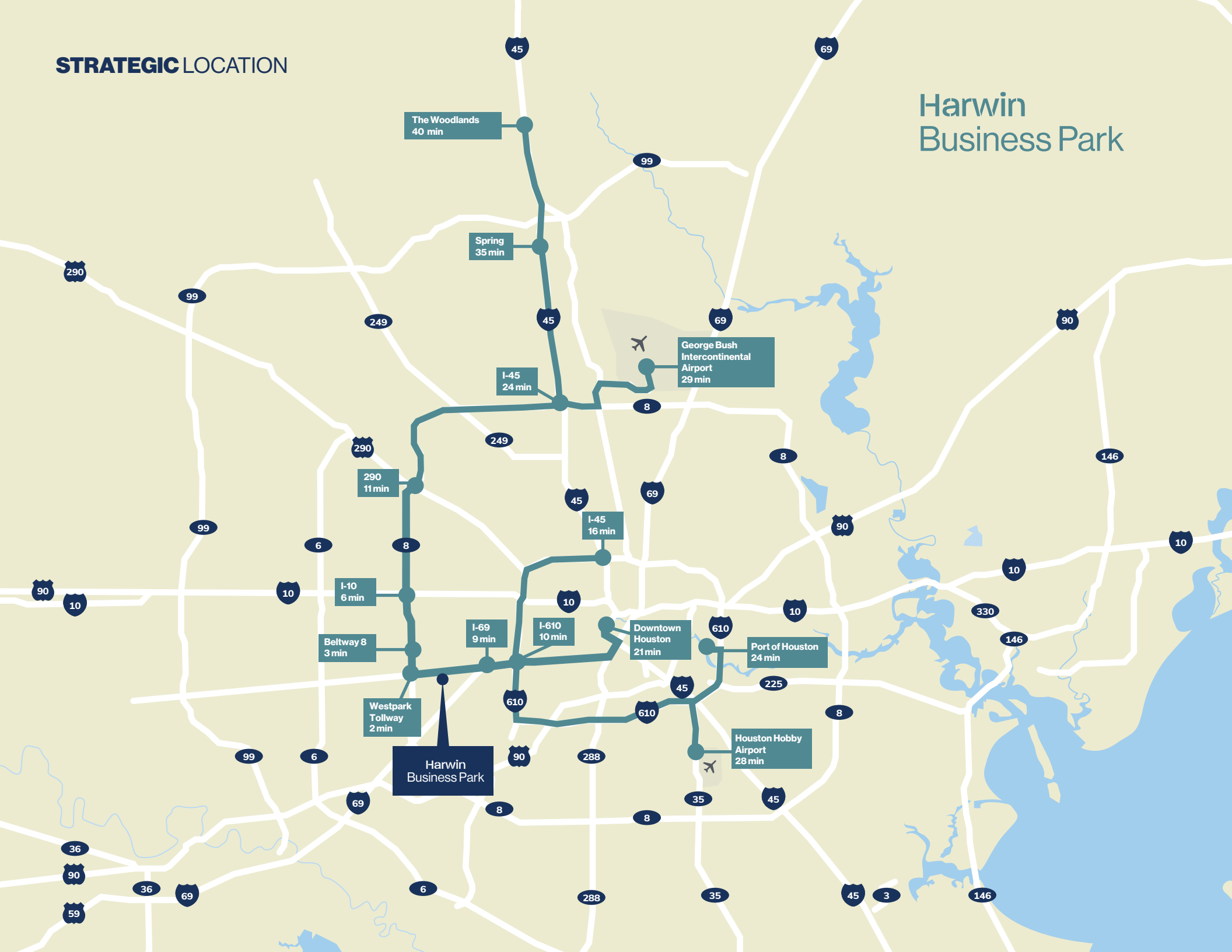
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## STRATEGIC LOCATION

# Harwin Business Park



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## NEARBY AMENITIES

### RESTAURANTS

- 1 BB's Tex-Orleans
- 2 David's Restaurant
- 3 Fonda Santa Rosa
- 4 Mono's Colombian Restaurant
- 5 Olive Garden Italian Restaurant
- 6 Pupusa Restaurant
- 7 Saltgrass Steak House

### COFFEE

- 1 Black Rock Coffee Bar
- 2 Beikos Cafe
- 3 Crepeccino Café & Crêperie
- 4 Dunkin' Donuts
- 5 Êmm Cafe
- 6 Golden Roastery
- 7 Java City
- 8 Long Coffee
- 9 The Morii Coffee
- 10 Tom N Toms Coffee
- 11 Suzie's Pastry Shoppe

### RETAILERS

- 1 AT&T Store
- 2 Best Buy
- 3 Discount Tire
- 4 Harbor Freight
- 5 H-E-B
- 6 Marshalls
- 7 Ross Dress for Less
- 8 Walmart Supercenter

### FAST FOOD

- 1 Burger King
- 2 Chick-fil-A
- 3 Chick-fil-A
- 4 Jack in the Box
- 5 McDonald's
- 6 McDonald's
- 7 Popeyes Louisiana Kitchen
- 8 Sonic Drive-In
- 9 Whataburger
- 10 Whataburger



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