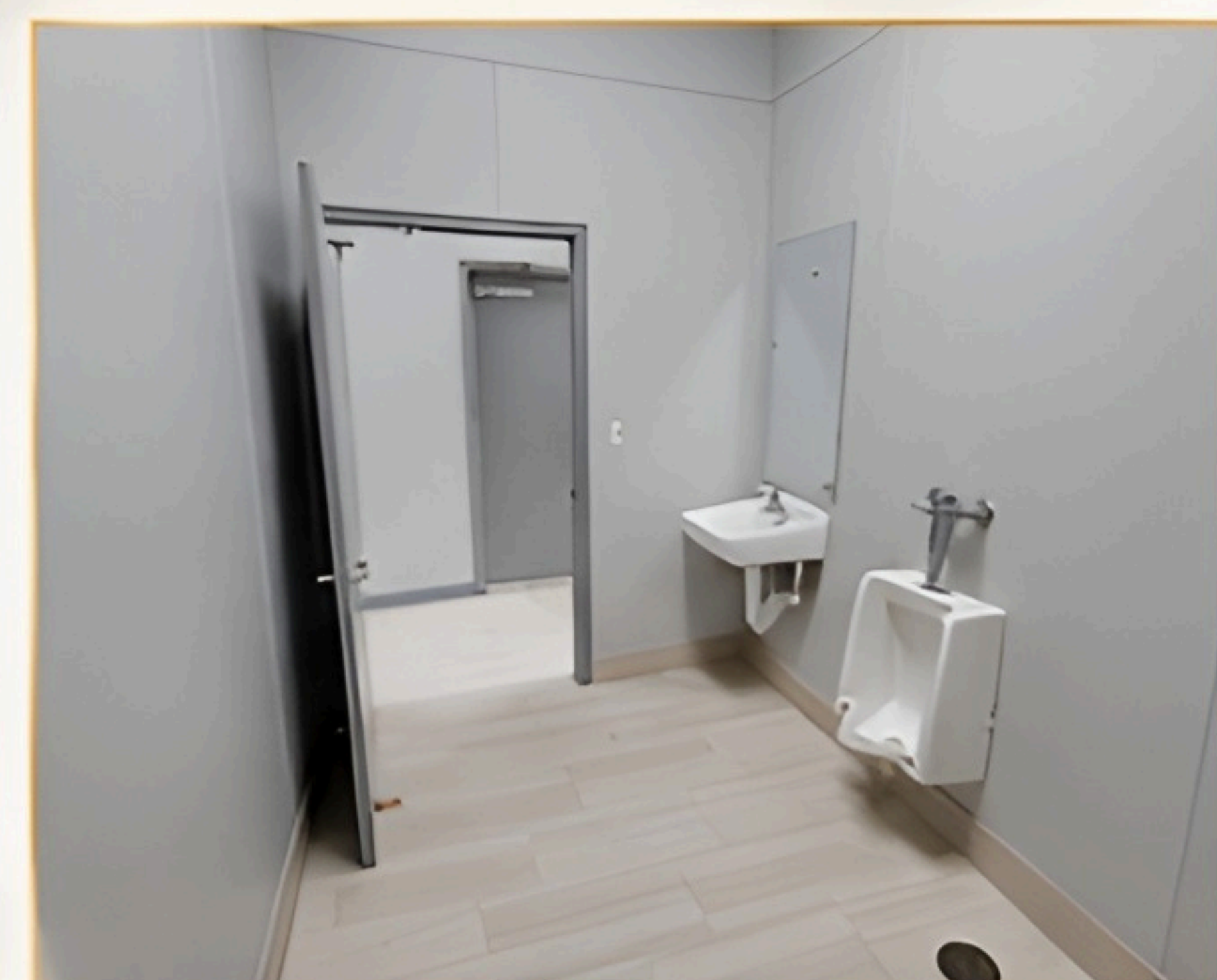


12470 W BELLFORT AVE,
HOUSTON, TX 77099, USA

**OFF-MARKET FLEX /
INDUSTRIAL OPPORTUNITY –
SOUTHWEST HOUSTON**

Take advantage of this off-market commercial space located in one of Southwest Houston's most active service and industrial corridors. This versatile property offers a functional layout ideal for e-commerce, fitness, and operational-based businesses seeking secure access and efficiency.

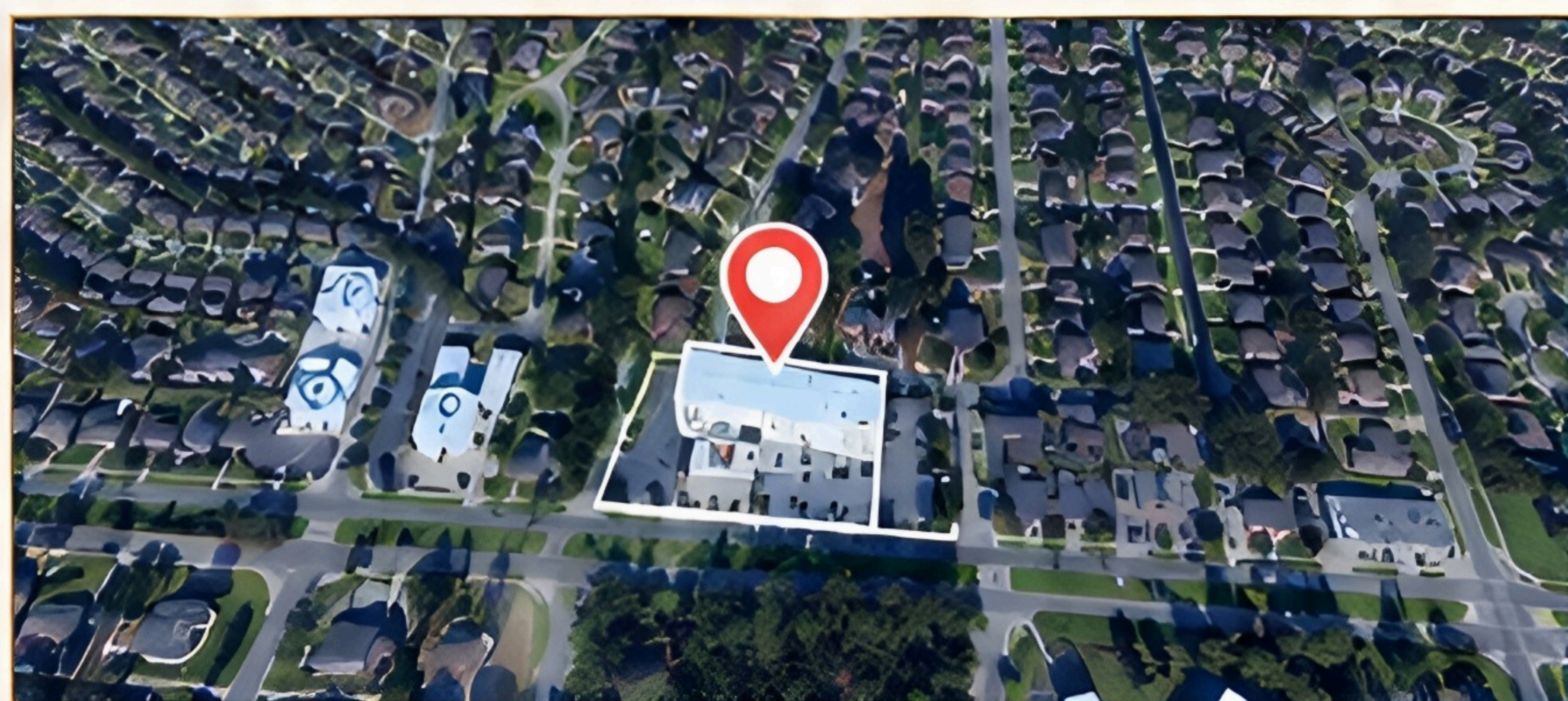


PROPERTY HIGHLIGHTS

- ✓ Total Size: 5,112 SF
- ✓ Warehouse / Workshop: Approx. 4,200 SF
- ✓ Reception / Office: Approx. 900 SF
- ✓ 2 Oversized Roll-Up Doors: 12' & 14' clear height
- ✓ Private Gated Entrance: Secure and controlled access
- ✓ Safe & Functional Layout: Ideal for equipment, vehicles, and daily operations

IDEAL FOR:

- 🛒 E-Commerce Fulfillment
- 📦 Online Retail Storage
- 🏠 Distribution Hub
- 🏋️ Fitness Studio / Private Gym
- 🏋️ CrossFit / Training Facility
- 📹 Content Creation Studio
- 🚚 Last-Mile Delivery Operations



LOCATION ADVANTAGES:

- 📍 Prime Southwest Houston corridor
- 🛣️ Easy access to Hwy 6, Beltway 8, and major thoroughfares
- 👥 Strong surrounding population and service-based demand



SHAYAN KHAN
281-903-6512



CONTACT US TODAY
TO SCHEDULE A PRIVATE TOUR



myrealtor.shayan@gmail.com



www.apexrealtors.com