

FOR LEASE

PRICE REDUCED



WAREHOUSE / SERVICE CENTER / FLEX INDUSTRIAL

# 5611 Guhn Road

Houston, Texas 77040

Term through 04/30/2030 | Immediate availability | Lease all or part

## \$8.75

PSF NNN

Recently reduced | Motivated

**±20,320 SF**

TOTAL AVAILABLE

**22'**

CLEAR HEIGHT

**10**

GRADE-LEVEL DOORS

**400A**

POWER PER SECTION

### PROPERTY HIGHLIGHTS

- Recently reduced to \$8.75 PSF NNN
- Lease all or part | three flexible sections
- ±14,000 SF warehouse | ±6,000 SF office
- 22' clear heights | 14' high overhead doors
- 10 grade-level bay doors
- 400 amps available per section
- Outside storage available
- Full truck court with easy 18-wheeler circulation
- 39 on-site parking spaces, including 2 ADA
- Gated facility with security cameras
- Reception, conference rooms and private offices
- Large kitchen and climate-controlled break room
- Immediate access to US-290, Beltway 8 and I-10

### FLEXIBLE SPACE FOR GROWING BUSINESSES

Position your company in one of Northwest Houston's most functional industrial facilities. This versatile ±20,320 SF warehouse / service center / flex industrial property offers exceptional flexibility for manufacturers, contractors, distributors, fabricators, logistics companies and service providers requiring office, warehouse, outside storage and heavy power.

**The property can be leased as a single facility or subdivided into three individual sections to accommodate a variety of space requirements.**



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## IDEAL FOR

Manufacturing, machine shops, fabrication, construction, HVAC, plumbing and electrical contractors, equipment rental, fleet operations, distribution, logistics, last-mile delivery, service companies, industrial supply and government contractors.

## FLOOR PLAN



Three flexible sections | lease the entire building or subdivide

## SPACE THAT WORKS THE WAY YOUR BUSINESS WORKS

Unlike many industrial facilities, this property provides an exceptional combination of office, warehouse, outside storage, truck circulation and flexible subdivision opportunities, accommodating your operational needs today while allowing room for future growth.

With immediate access to US-290, Beltway 8 and Interstate 10, businesses benefit from efficient regional distribution throughout Houston and beyond. Generous office build-out, secure gated access and outside storage make this an outstanding opportunity for industrial users seeking value and operational efficiency.



1,000 lb jib crane in place



Private access control gate



Professional office entrances

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