



OFFICE/WAREHOUSE SPACE FOR LEASE

33,852 SF | Fully Climate-Controlled Warehouse  
Class A Office Finishes | Heavy Power

# BROOKHOLLOW WEST

## BUSINESS PARK

7230 Empire Central Drive | Houston, TX 77040

 TRANSWESTERN



# BROOKHOLLOW WEST

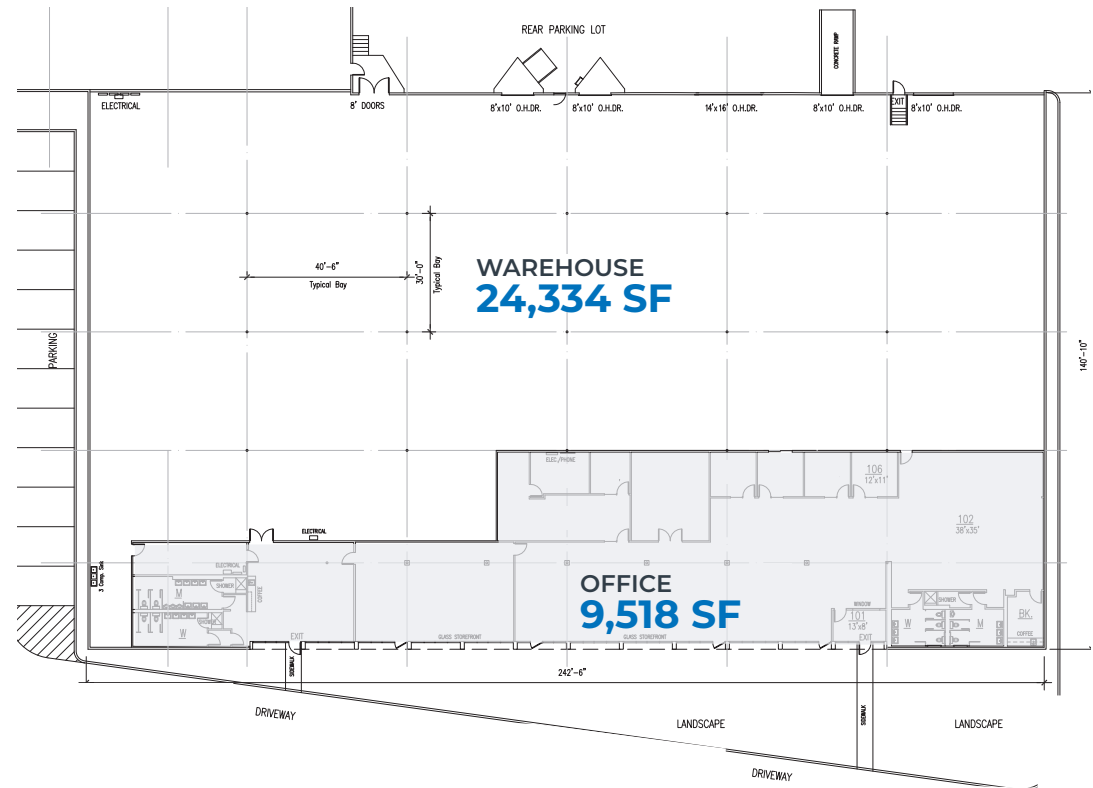
## BUSINESS PARK

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7230 Empire Central Drive | Suite 7230 | Houston, TX 77040

## PROPERTY FEATURES

- 33,852 SF Total
- 9,518 SF Office | 24,334 SF Warehouse
- 1,200 AMP Electrical Service
- One (1) 14' X 16' oversized overhead door
- Three (3) dock-high loading doors
- One (1) drive-in ramp
- 18' Clear height
- 100% Climate controlled
- Front-park / Rear-load configuration
- Excellent access to Highway 290 and Beltway 8
- Located outside the City of Houston in Harris County
- Professionally managed by responsive, hands-on ownership



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## INTERIOR PHOTOS



**MAKE-READY COMPLETE**



*Brand New Epoxy Flooring in Warehouse*



**T TRANSWESTERN**  
LEASING CONTACTS

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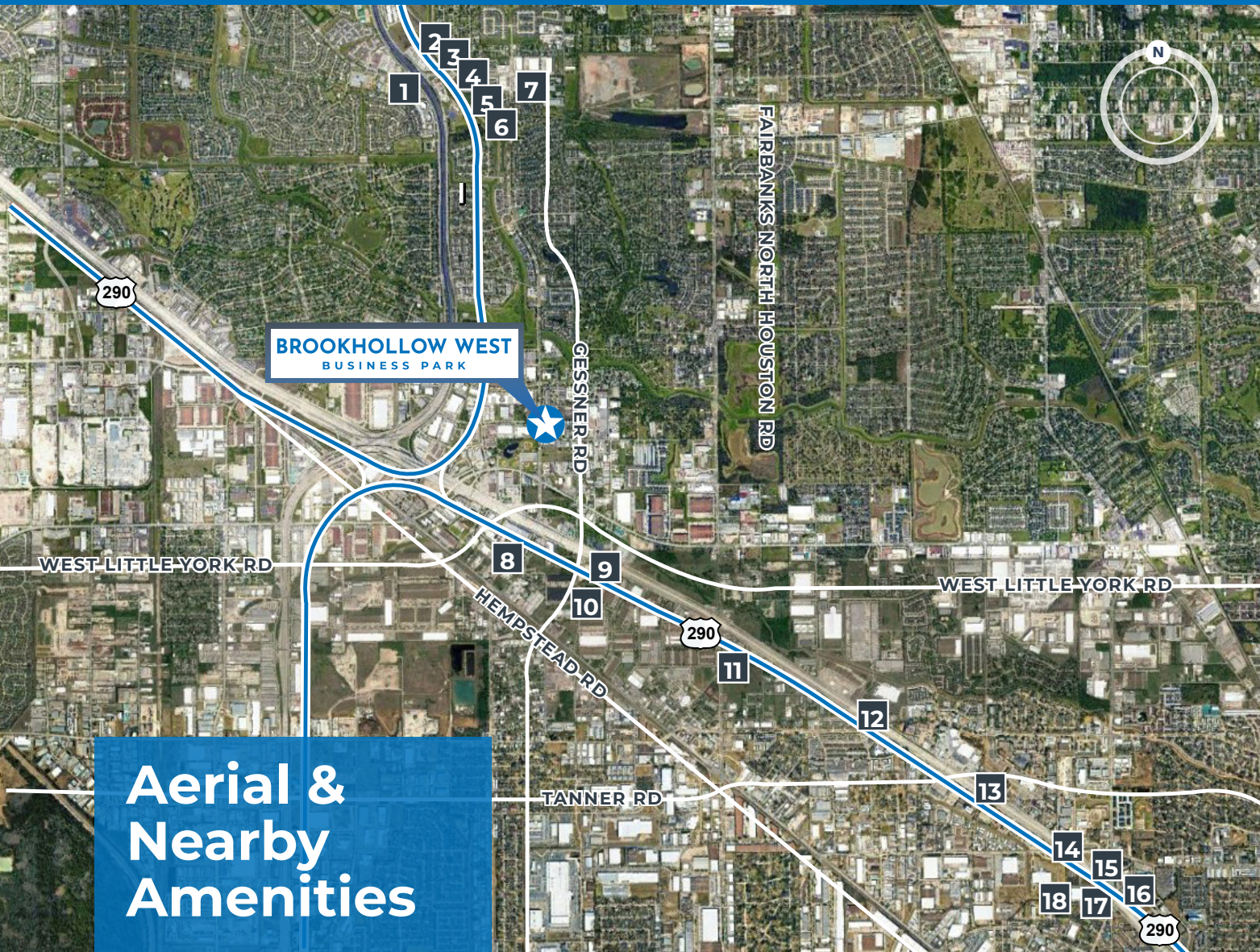


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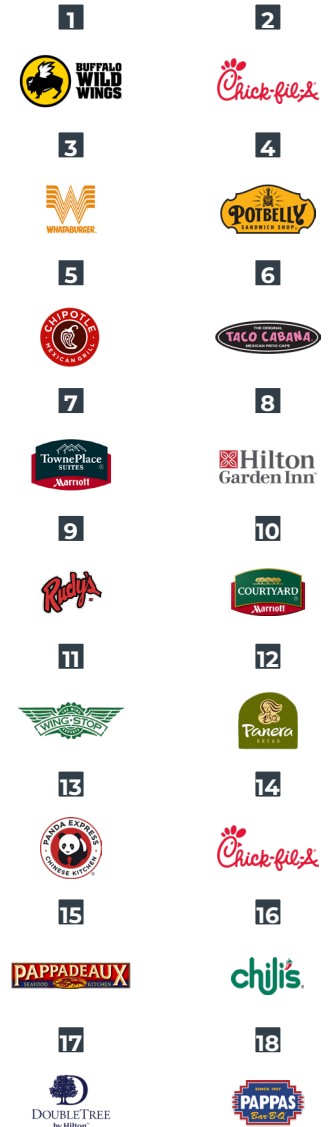
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## Aerial & Nearby Amenities



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