

FOR LEASE

4,825 SF AVAILABLE
9009 PINEHILL | SUITE 208
NW INDUSTRIAL SUBMARKET



CLAY ROAD

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DOWNTOWN HOUSTON

HOUSTON GALLERIA



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SUITE INFORMATION

- **4,825 SF AVAILABLE**
- **18' CLEAR HEIGHT**
- **1,555 SF OFFICE**
- **130' SHARED TRUCK COURT**
- **1 DOCK HIGH DOORS**
- **1 LOADING RAMPS**
- **AMPLE PARKING**
- **EASY ACCESS TO HEMPSTEAD AND 290**
- **RECENTLY MADE READY**
- **LED LIGHTING**

CONTACT

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CARTER THURMOND

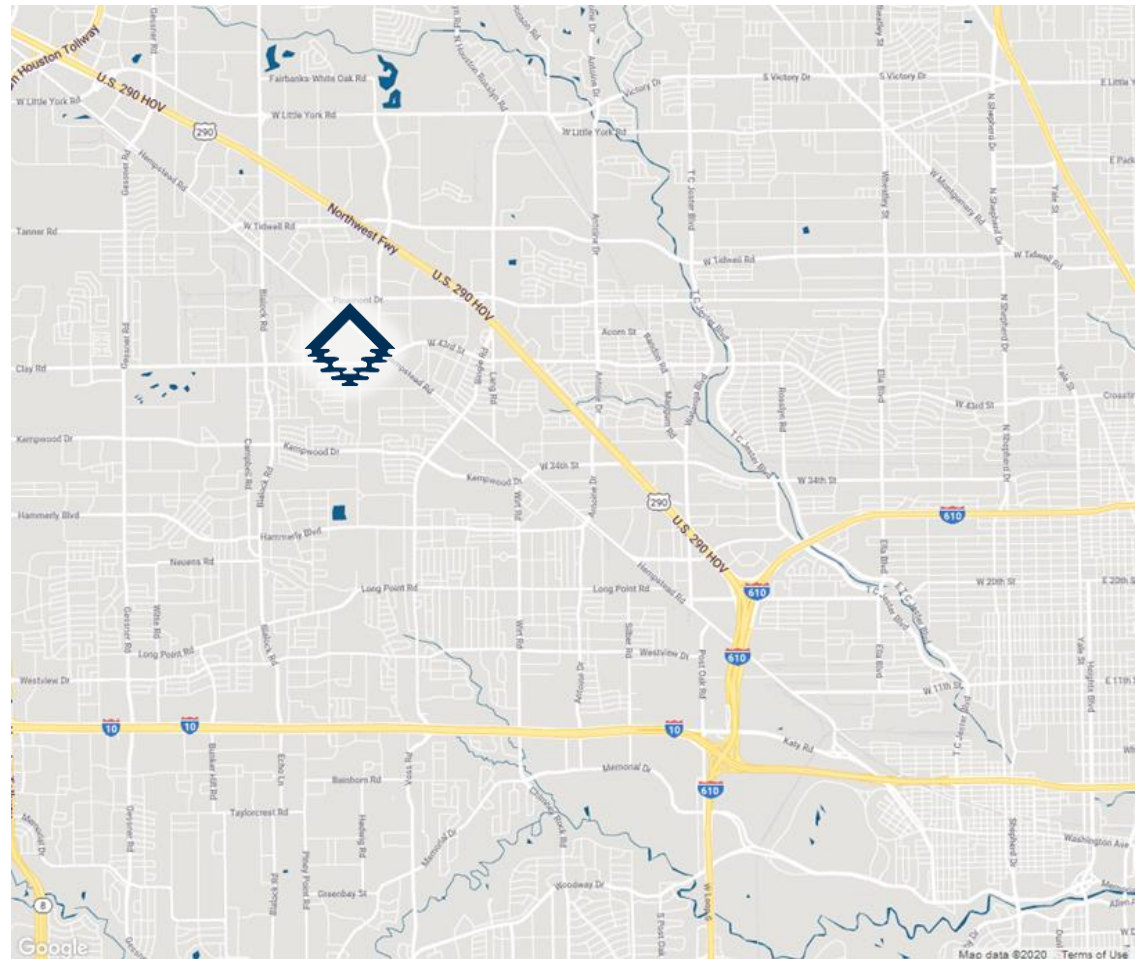
713.490.3784 | carter.thurmond@transwestern.com

OWNED AND MANAGED BY:



9009 PINEHILL LANE

4,825 SQUARE FEET



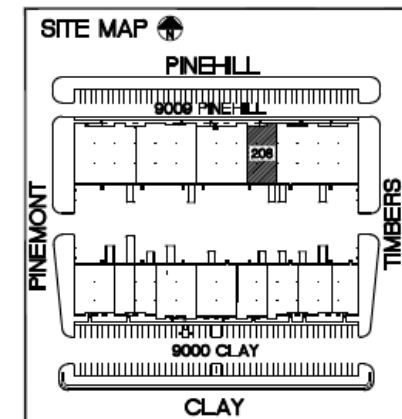
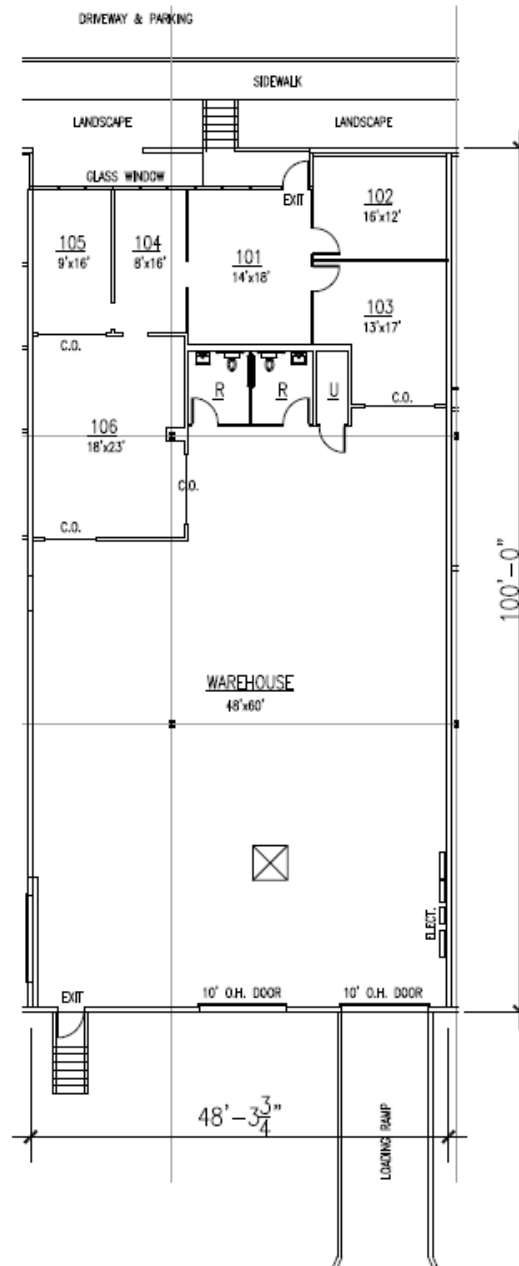
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FLOOR PLAN

SUITE 208 | 4,825 SF



9009 PINEHILL Ln. SUITE 208
HOUSTON, TEXAS 77080

BUILDING SUMMARY

OFFICE AREA :	1,555 SQ. FT. (32%)
WAREHOUSE :	3,270 SQ. FT. (68%)
TOTAL AREA:	4,825 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- DOCK HIGH REAR LOADING DOOR
- TLT-UP CONCRETE CONSTRUCTION
- 18'-0" AVERAGE CLEAR HEIGHT WITH SKYLIGHTS
- EASY ACCESSIBILITY
- PROFESSIONALLY MAINTAINED LANDSCAPING
- ALL CONCRETE PAVING



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