

**42,000 SF  
INDUSTRIAL  
FOR LEASE**

**CLASS A OFFICE  
& WAREHOUSE**

**NORTHWEST  
SUBMARKET**

A PROJECT OF  
**nuveen**  
REAL ESTATE

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# NORTHWEST CROSSING DISTRIBUTION CENTER

7350 Denny Road, Suite 900 - Houston, Texas 77040



## Availability:

- 42,000 SF Total Available
- 3,600 SF Office Area
- 38,400 SF Warehouse Area

## Project Features:

- Easy access to Highway 290
- Tilt-up concrete construction
- Fully Sprinklered
- Nuveen Real Estate provides institutional ownership and long-term stability

## Space Features:

- Dock high, front load
- Ten (10) overhead doors with drive-in ramp
- 24' Clear height
- 210' Building depth
- End-cap with ample parking
- 40'x40' Column spacing
- LED Lights



## Leasing Information:

**Brian Gammill**  
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**Darryl Noon**  
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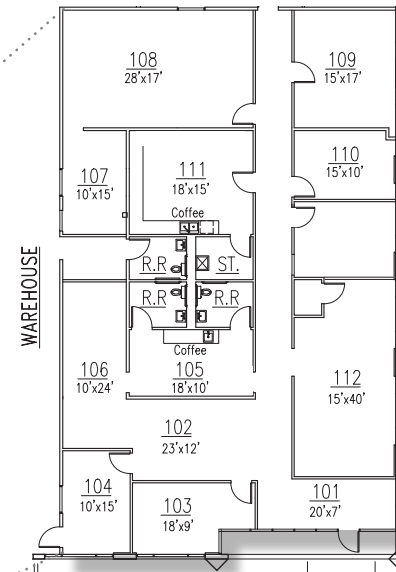
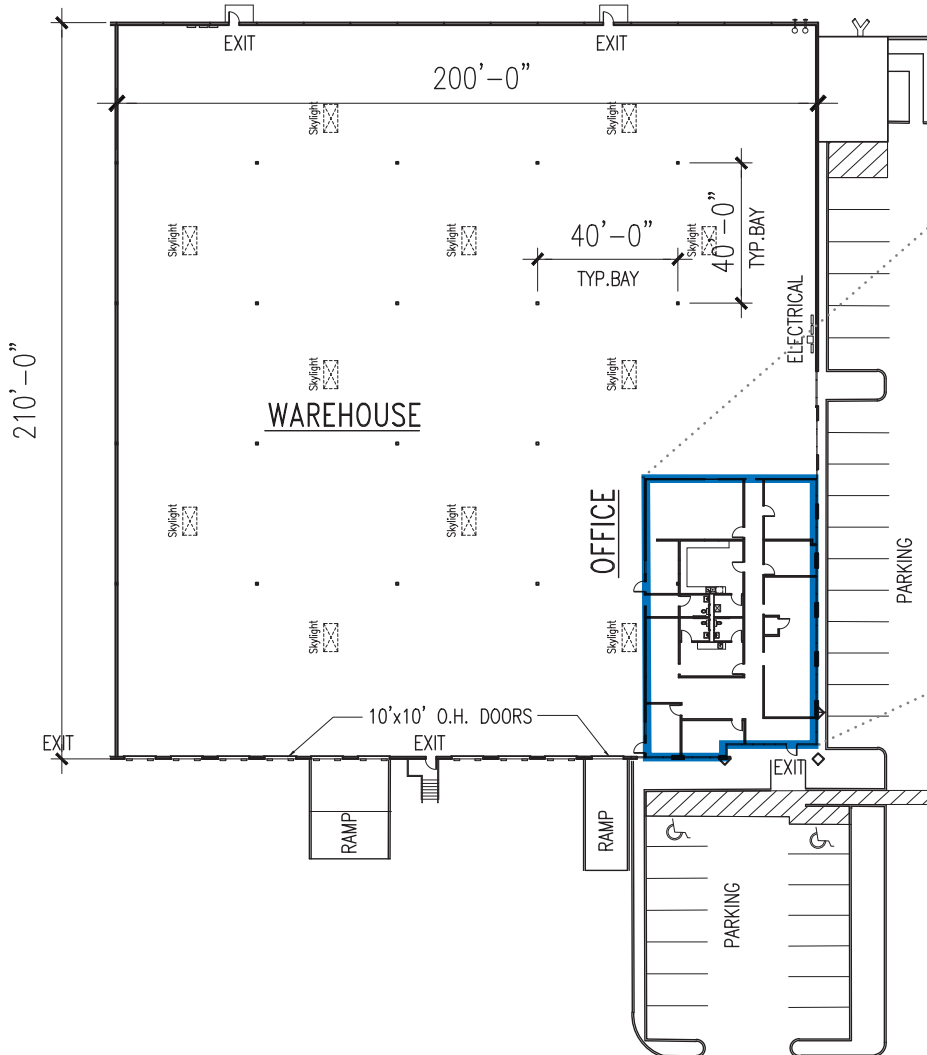
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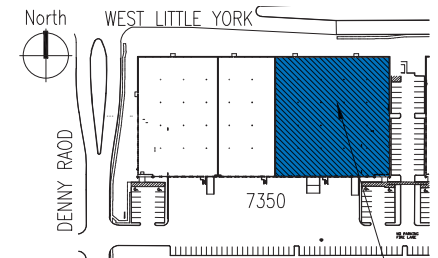
TRANSWESTERN

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Suite 900 - Warehouse - 38,400 SF



Office - 3,600 SF



7350 DENNY RD. SUITE 900  
Suite Floor Location | Site Plan

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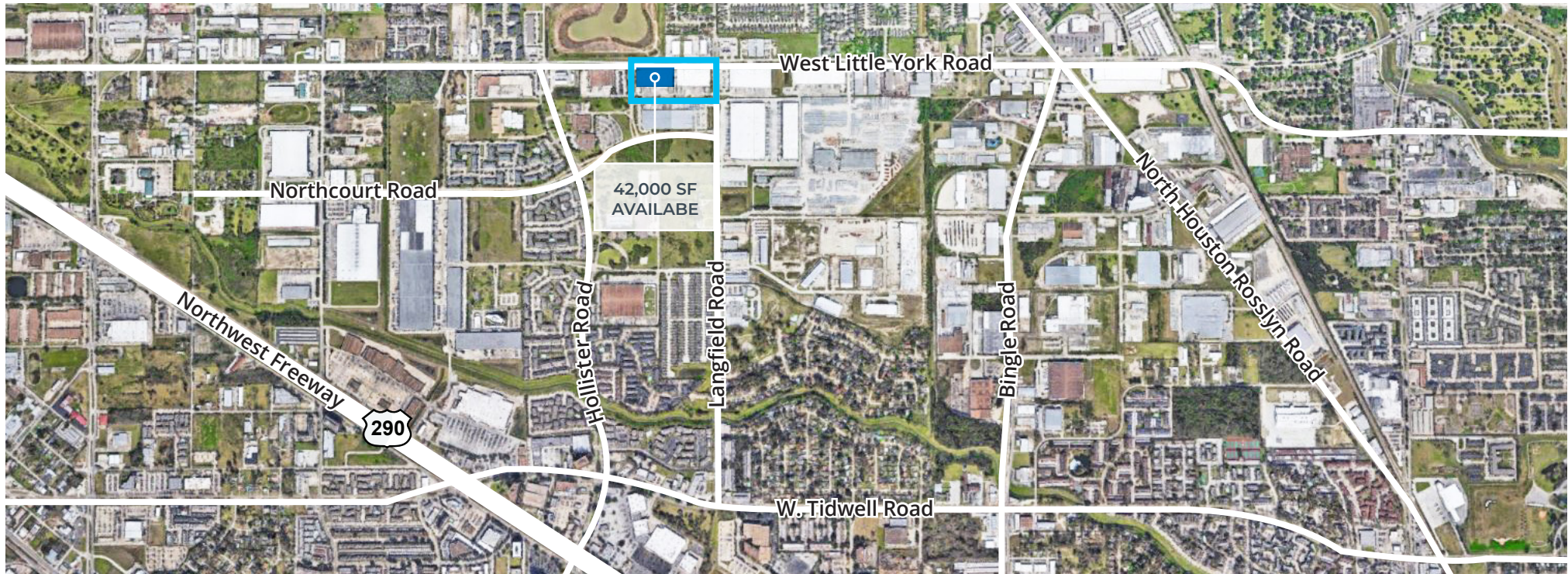
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