

FOR SALE OR LEASE

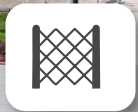


# 5808 BERRY BROOK DRIVE | HOUSTON TX | 77017



**90,000 SF** **FULLY FENCED** **HEAVY POWER**

Freestanding Building



Private 150' Truck Apron



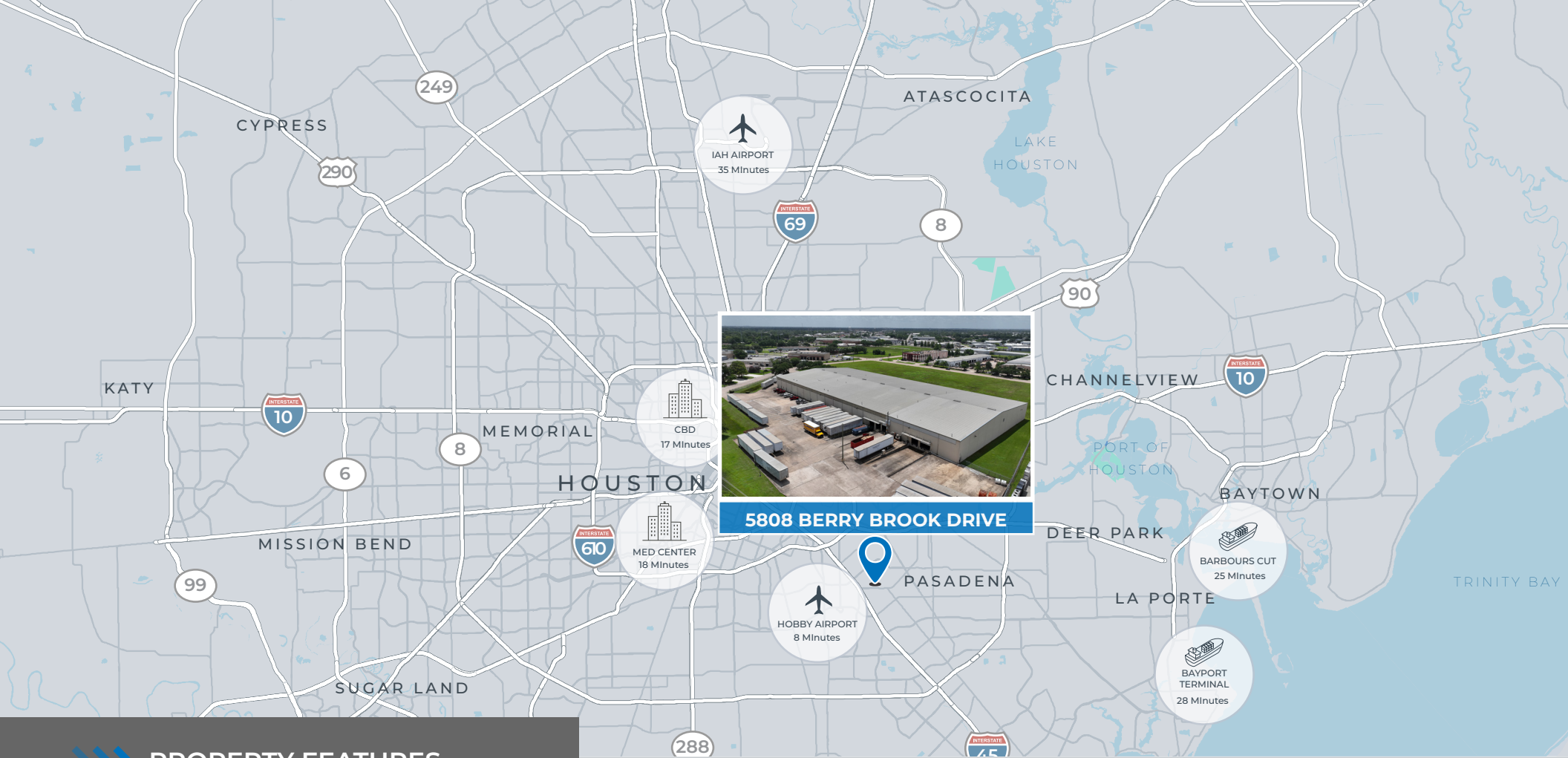
3 Phase, 4 Wire  
120/240 Volt  
2,000 Amps

## CONTACTS

Craig Bean, SIOR | 713.490.3784 | Craig.Bean@transwestern.com

Scott Miller, SIOR | 713.231.1637 | Scott.Miller@transwestern.com

Jeff Peden, SIOR | 713.231.1640 | Jeff.Peden@transwestern.com



## PROPERTY FEATURES

- 90,000 SF Freestanding Building
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area
- 10,711 SF Mezzanine Storage Area (Not Factored in Total Square Footage)
- Heavy Power: 3 Phase, 4 Wire, 120/240 volt, 2,000 Amp Electrical Service
- Compressed Air Lines and Power Distribution Throughout Warehouse
- Maximum 32' Clear Height
- Wet Sprinkler System
- Eight (8) Dock-High Loading Doors (One Oversized Door)
- Two (2) Drive-In Ramps
- Seven (7) Big Ass Fans in Warehouse
- Private, Fenced, 150' Truck Court – Room for Trailer or Product Storage
- Located on 5.76 Acres of Land

**For Lease: \$0.61/SF NNN**

**For Sale: Contact Brokers for Pricing**

# 5808 BERRY BROOK DRIVE

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90,000 SF Freestanding Building on 5.76 Acres



INGRESS/EGRESS

5808 BERRY BROOK DRIVE

Ingress/Egress via Winkler Drive provides direct access to and from I-45 (~1 mile). Upon reaching I-45 from the project, it is less than a 2.5-mile drive north to I-610. Hobby Airport is located just two miles south of the Project via Monroe Road.

■ = INGRESS  
■ = EGRESS

HOBBY AIRPORT

HOBBY AIRPORT  
2 MILES

AIRPORT BLVD

GALVESTON RD

WINKLER DR

MONROE RD

BARBOURS CUT  
13 MILES

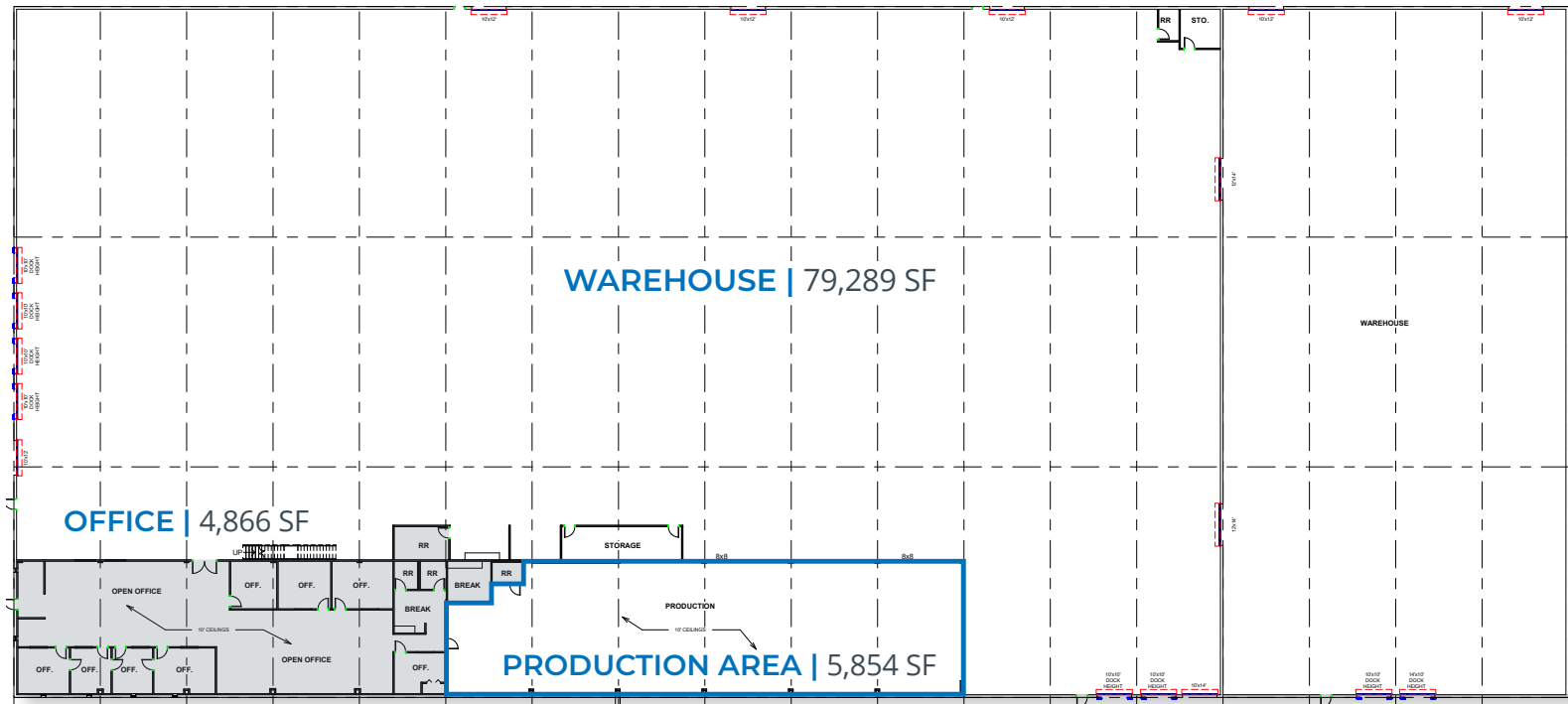
BELTWAY 8  
3 MILES

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## ▶▶▶ FLOOR PLAN



**90,000** SF  
TOTAL

- 79,289 SF Warehouse
- 4,866 SF Office
- 5,845 SF Climate-Controlled Production Area

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PROPERTY PHOTOS





## CONTACT US

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