

**FOR
SUBLEASE
35,898 SF**

**OFFICE &
WAREHOUSE**

**FREE
STANDING
BUILDING**

**SOUTHEAST
SUBMARKET**

TRANSWESTERN
REAL ESTATE
SERVICES

7630 Hansen Road, Houston, TX 77041



Availability:

- 35,898 SF Total
- 5,702 SF Office
- 30,196 SF Warehouse
- Sublease term through: February 28, 2026
- Asking: \$0.78/SF NNN
- Opex: \$0.165/SF

Building Features:

- Freestanding building fully fenced and gated
- Recently remodeled office
- Excellent access to Gulf Freeway and Hobby Airport
- Ten (10) overhead doors in a large fabrication portion
- Three (3) existing cranes - two (2) 3-ton cranes and one (1) 5-ton crane
- 16' Hook height
- 22' Clear height
- Generator with 120v circuits



Leasing Information:

Carter Thurmond

Senior Associate

713.490.3784

carter.thurmond@transwestern.com

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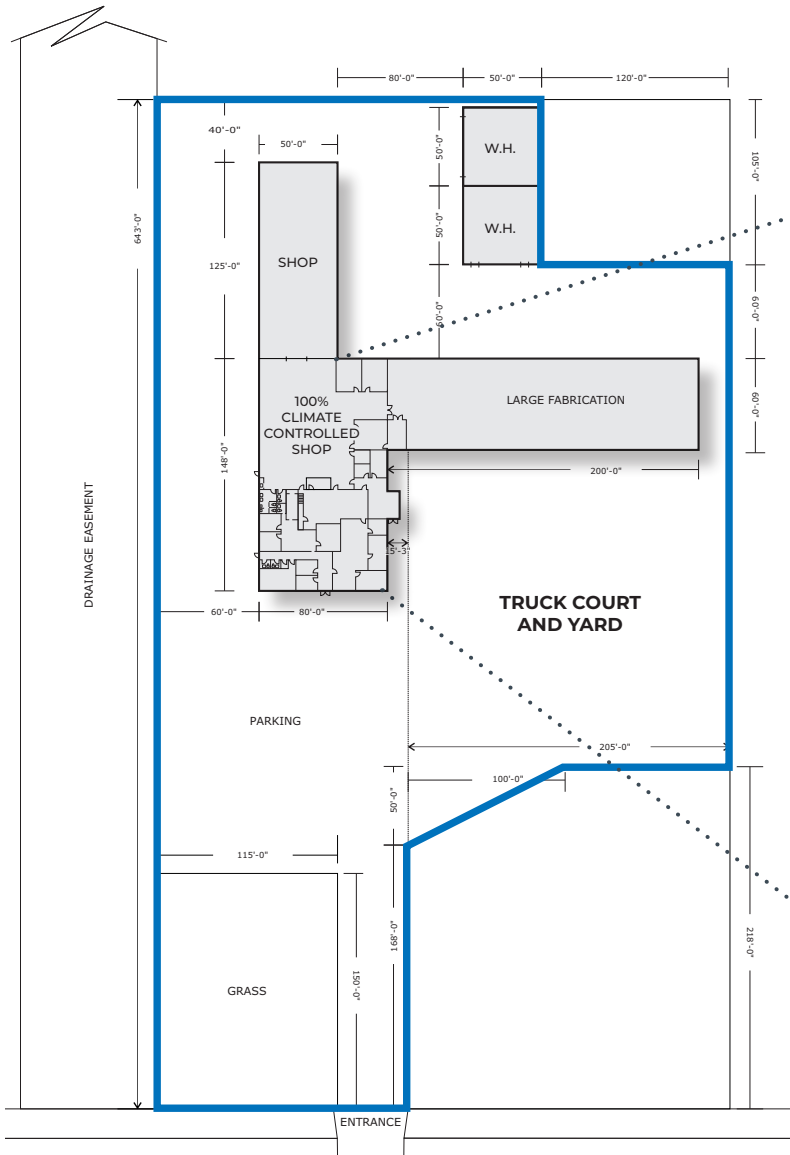
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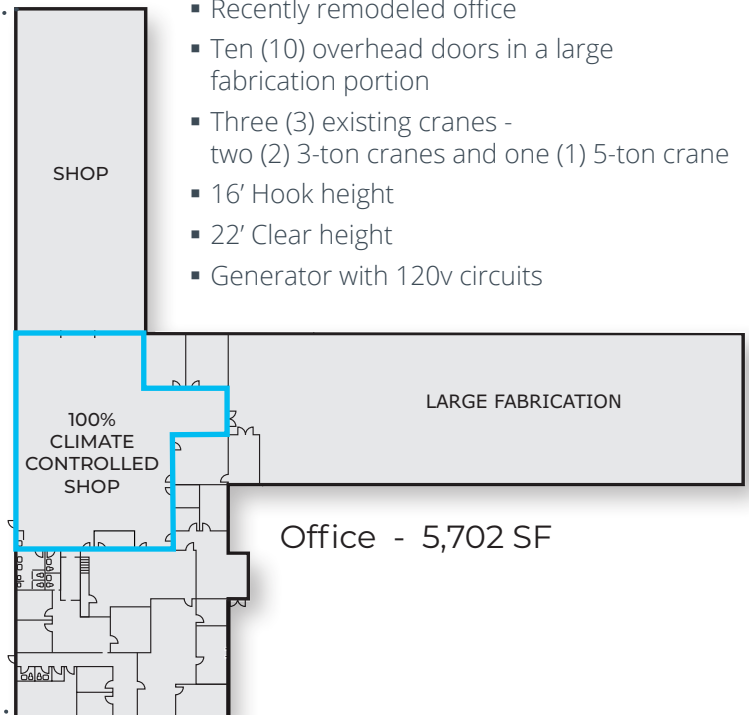


HANSEN ROAD



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Office - 5,702 SF

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↔ Ingress ↔ Egress



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