



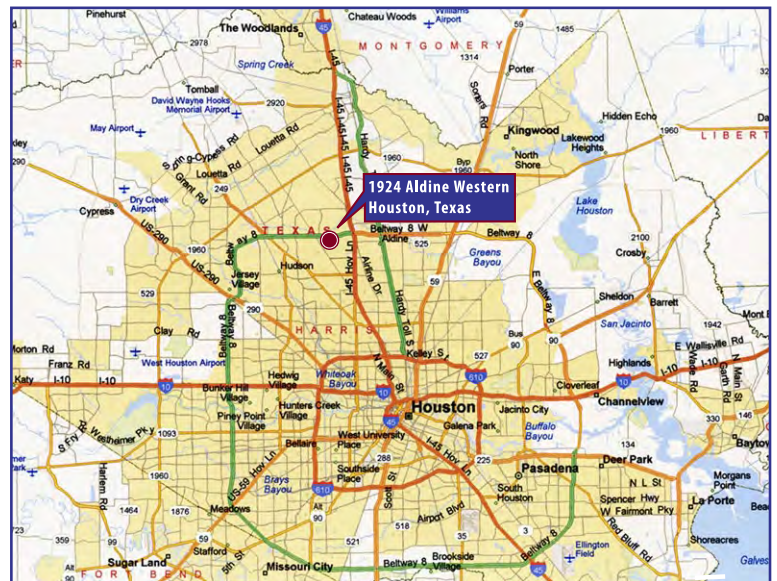
±34,500 SF Office/Warehouse Bldg. on 3.717 AC

PROJECT FEATURES

- Total Size: ±34,500 SF (Expandable to 55k SF)
- Warehouse: 30,000 SF
- Office: 4,500 (Room for 10,500 SF with upstairs build-out)
- Land: ±3.717 Acres
- Freestanding Office/Warehouse Facility
- 30-Ton Crane Ready Building
- 27,900 SF of 6" Concrete for Storage/Truck Court
- Additional 20k SF of Outside Storage Available
- Tiltwall Office / Metal Warehouse Construction
- 18 Parking Spaces (Room for 18 Additional)
- Four (4) 16' x 16' Grade-Level Doors
- 30' Eave Height
- Beltway 8 Frontage / High Visibility
- Call for Lease Rate

Located just 2 miles West of I-45 along Beltway 8 in Houston, TX. The property benefits from exceptional access to BW8, I-45, Hwy. 249, US 59, Hwy. 290, I-10, Grand Pkwy. & George Bush Intercontinental Airport.

1924 Aldine Western Rd. - Houston, TX 77038



Lane F. Guinn, SIOR
 Phone: 713.784.7770 • Mobile: 832.865.3044
 lguinn@jlm-commercial.com
 www.jlm-commercial.com

Mary Jo Giammalva
 Direct: 713.784.7774 • Mobile: 713.805.4728
 maryjogb@jlm-commercial.com



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