

FOR SALE OR LEASE

TRANSWESTERN

5808 BERRY BROOK DRIVE | HOUSTON TX | 77017



**90,000 SF**

Freestanding  
Building



**±4.5 ACRES**

Additional  
Land



**HEAVY POWER**

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

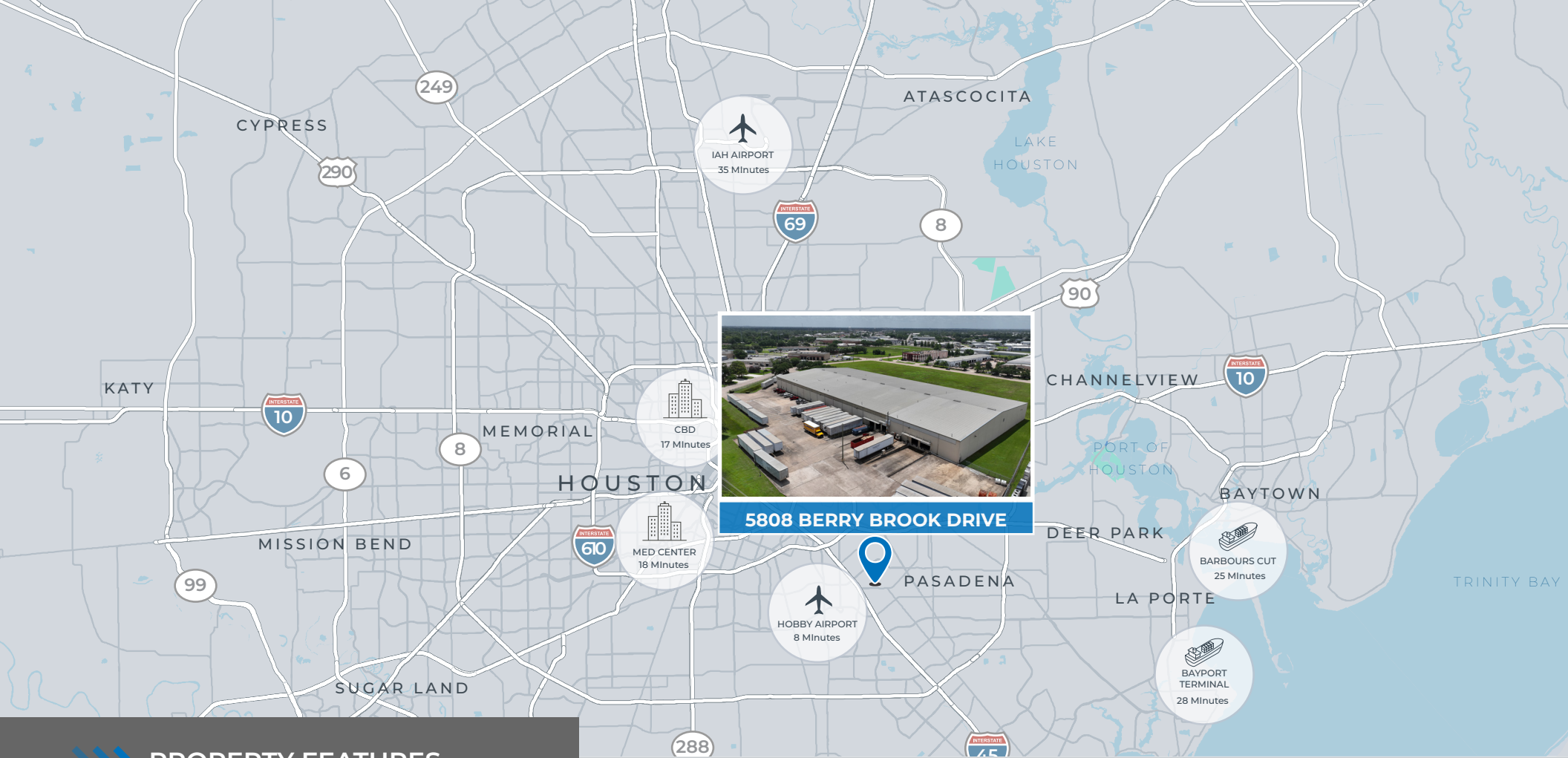
### CONTACTS

**Craig Bean, SIOR** | 713.490.3784 | [Craig.Bean@transwestern.com](mailto:Craig.Bean@transwestern.com)

**Scott Miller** | 713.231.1637 | [Scott.Miller@transwestern.com](mailto:Scott.Miller@transwestern.com)

**Jeff Peden, SIOR** | 713.231.1640 | [Jeff.Peden@transwestern.com](mailto: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
- 4.5 Acres of Adjacent Excess Land – Can be Stabilized for Lay Down Yard

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

**For Sale: Contact Brokers for Pricing**



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90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land



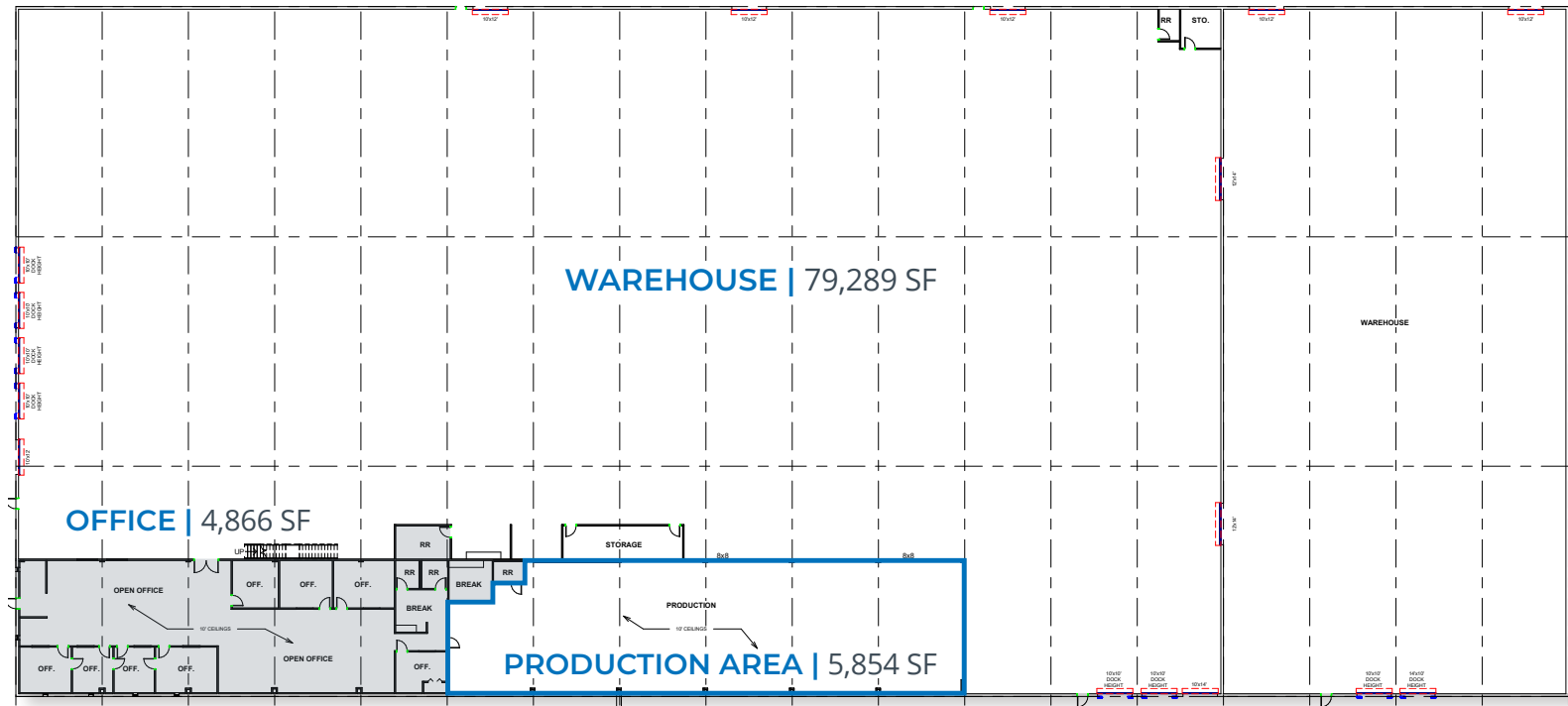


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90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land

### >>> 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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FIVE ADDITIONAL GRADE LEVEL  
OVERHEAD DOORS WITH ACCESS TO  
LAND

- 1
- 2
- 3
- 4
- 5

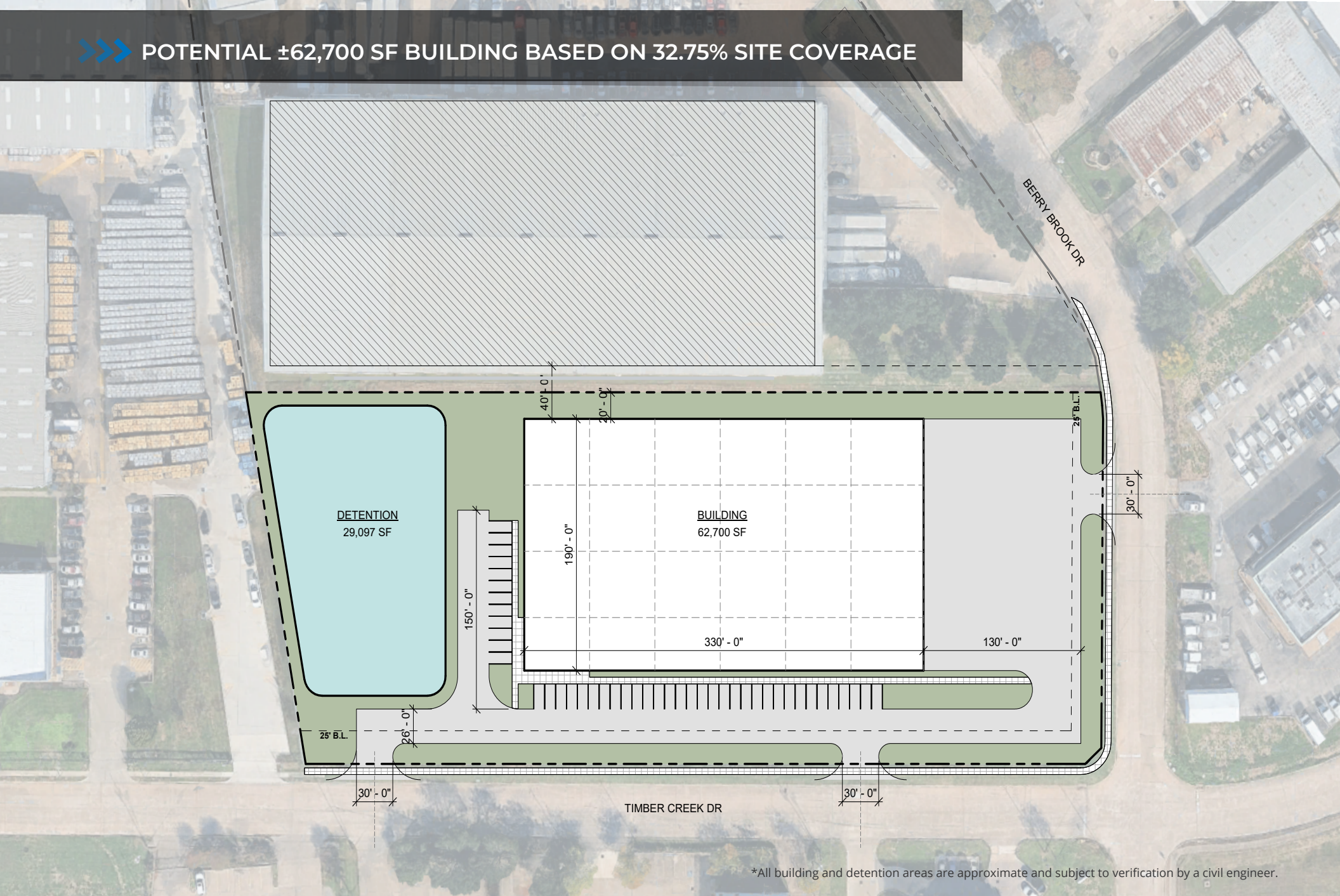
4.5 ACRES FOR POTENTIAL BUILDING EXPANSION,  
LAYDOWN YARD, OR TRAILER PARKING



# CONCEPTUAL SITE PLAN FOR EXCESS LAND

5808 BERRY BROOK DRIVE

➤➤➤ POTENTIAL ±62,700 SF BUILDING BASED ON 32.75% SITE COVERAGE



\*All building and detention areas are approximate and subject to verification by a civil engineer.



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### PROPERTY PHOTOS







## CONTACT US

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 **TRANSWESTERN** REAL ESTATE SERVICES