

FOR SALE OR LEASE

TRANSWESTERN

# 5808 BERRY BROOK DRIVE | HOUSTON TX | 77017



**90,000 SF**

Freestanding  
Building



**±4.5 ACRES**

Additional  
Land



**HEAVY POWER**

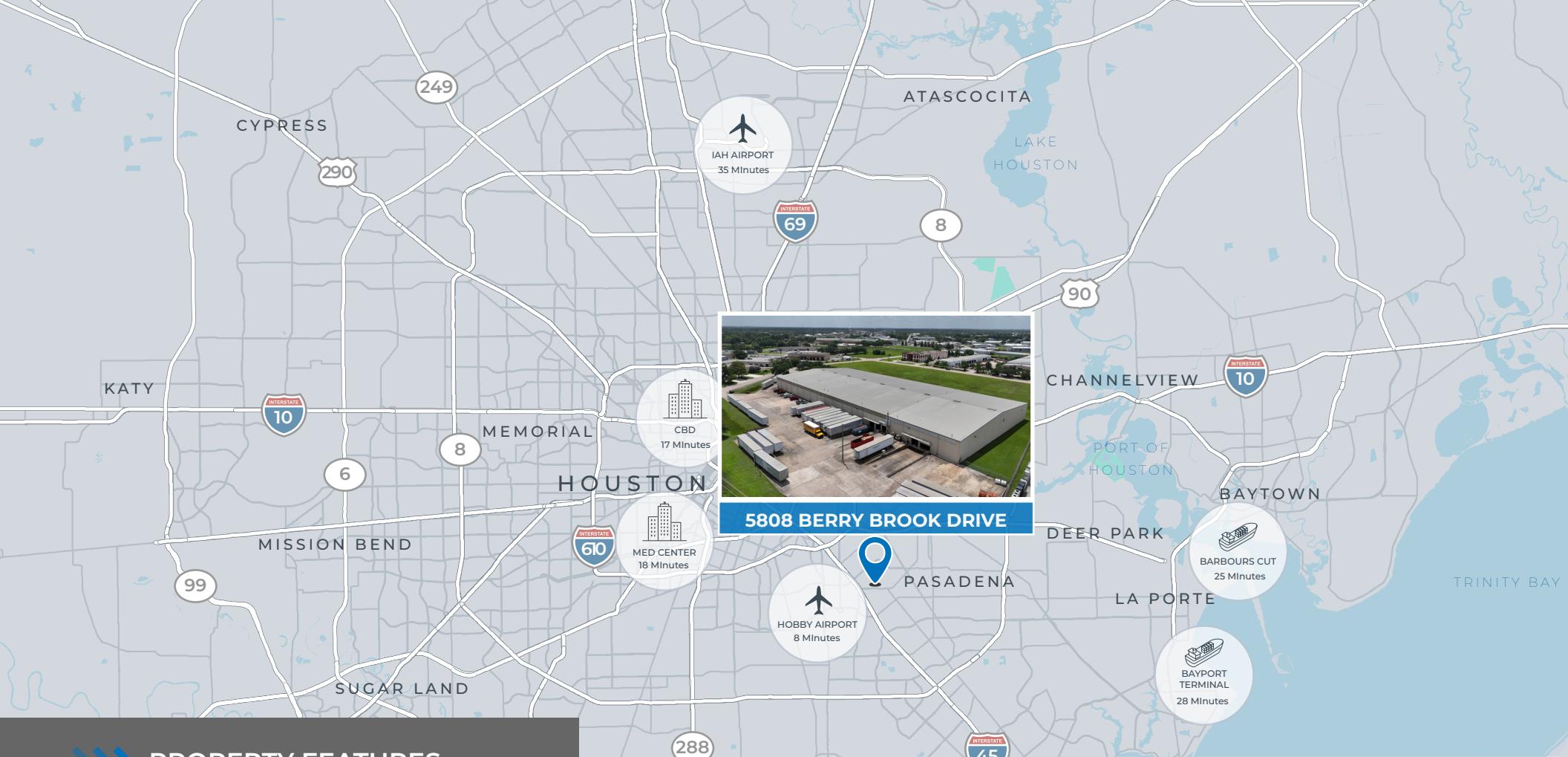
3 Phase, 4 Wire  
120/240 Volt  
2,000 Amps

## CONTACTS

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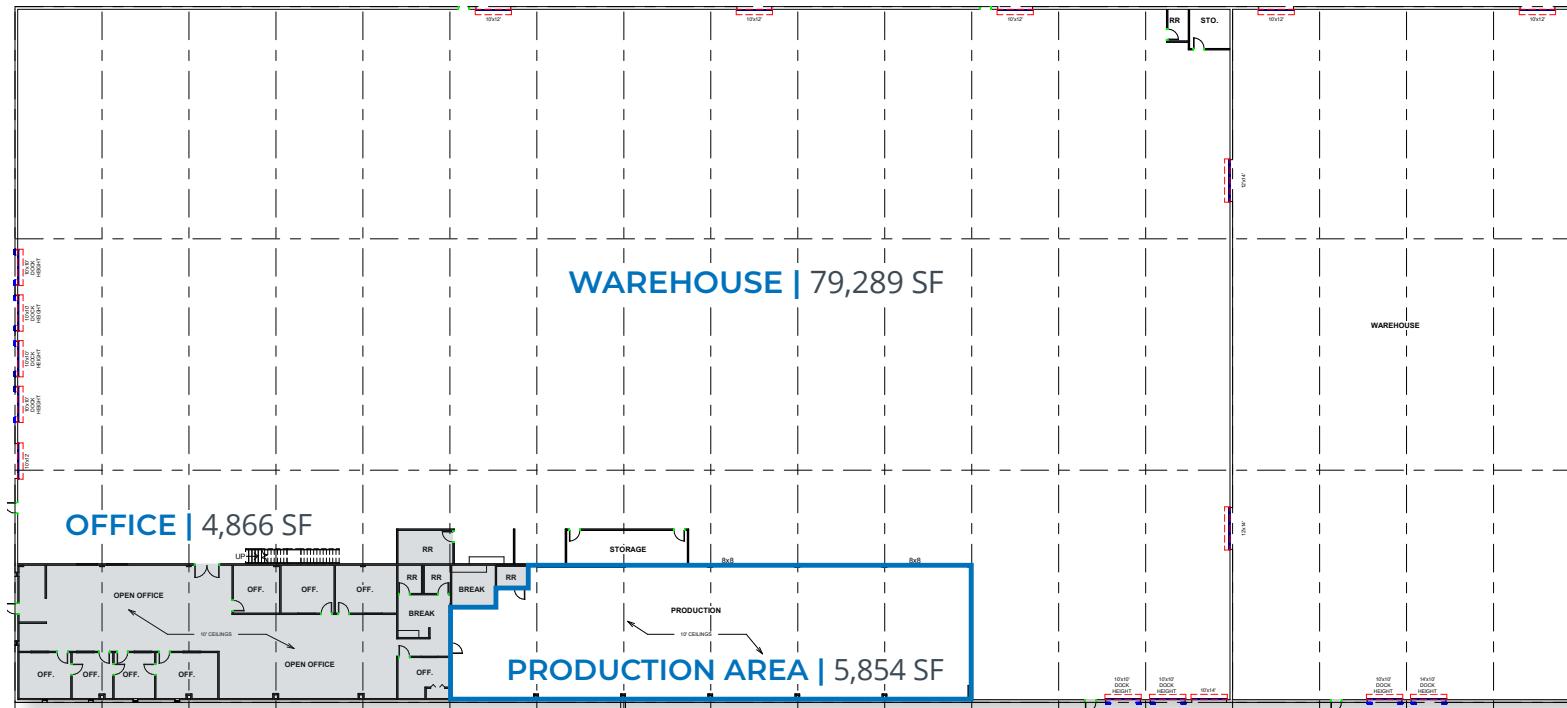
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90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land



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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

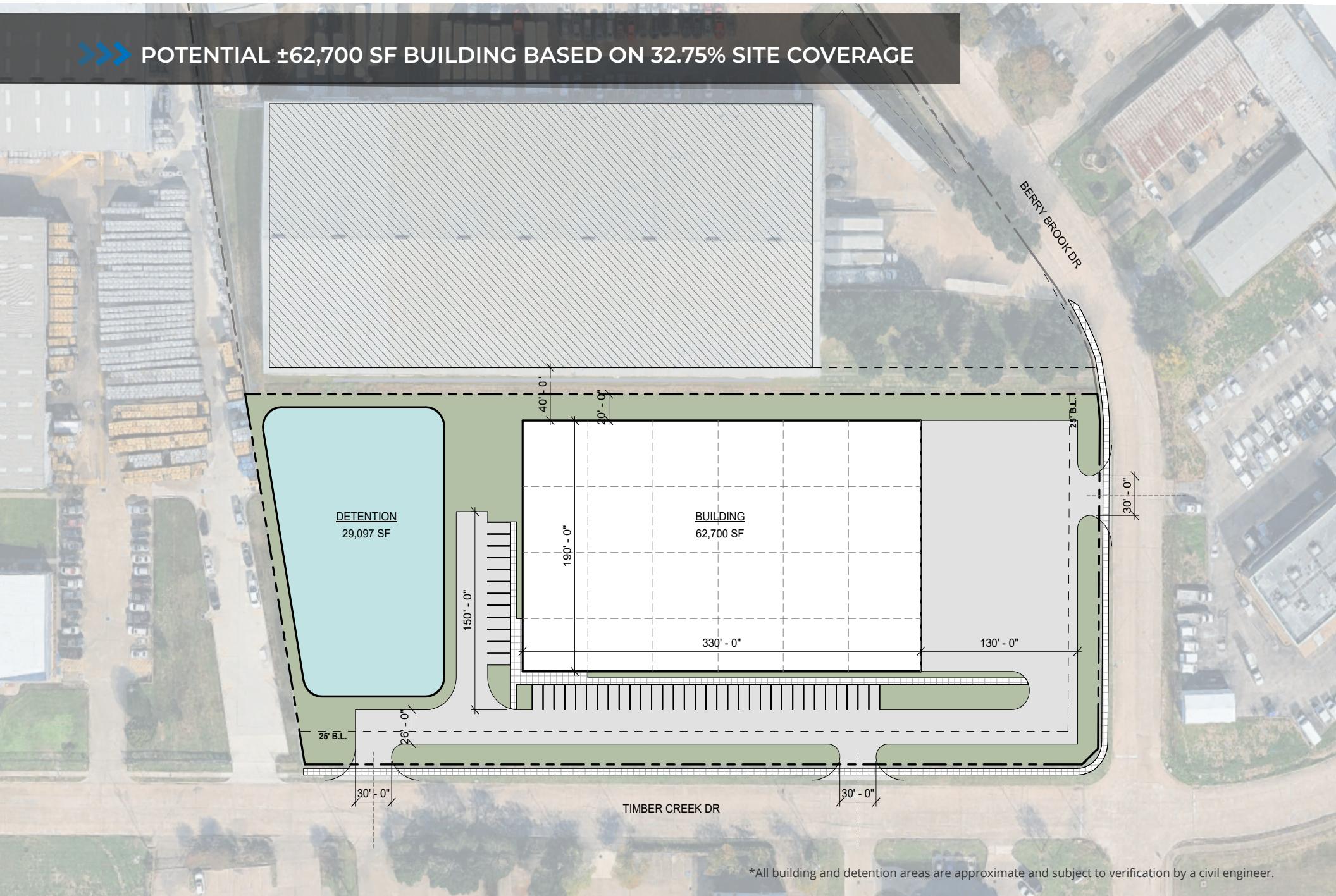
90,000 SF Freestanding Building on 9.92 Acres | 4.5 Acres of Excess Land



# CONCEPTUAL SITE PLAN FOR EXCESS LAND

5808 BERRY BROOK DRIVE

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



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## PROPERTY PHOTOS





## CONTACT US

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 **TRANSWESTERN** REAL ESTATE SERVICES

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