

WAREHOUSE/  
OFFICE  
SUBLEASE

UP TO  
40,000 SF  
W/ RACKS  
INCLUDED

SHORT TERM  
MOVE-IN  
READY SPACE

NORTHWEST  
SUBMARKET



TRANSWESTERN

REAL ESTATE  
SERVICES

# 10425 OKANELLA ST

10425 Okanella St - Houston, Texas 77041



## Availability:

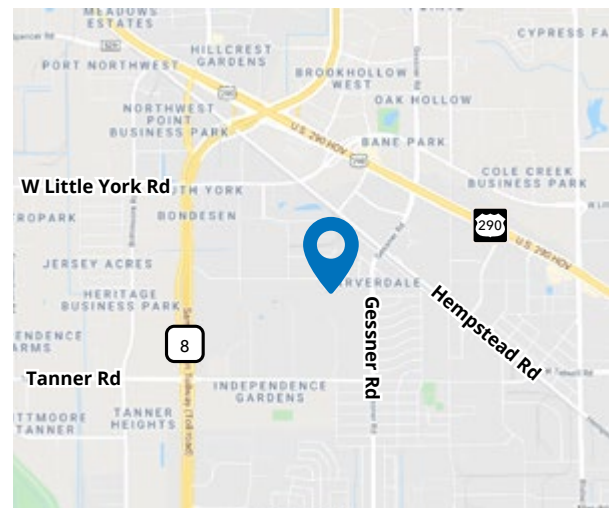
- Up to 40,000 SF available
- Short term
- **Gross Rent: \$8.83 PSF per year**
- **OpEx: \$2.83 PSF per year**

## Location:

- Master planned park located at the intersection of West Little York and Hempstead Rd
- Excellent access to Highway 290, Beltway 8 and Hempstead Rd
- Prologis owned and operated

## Property Features:

- New LED lights throughout
- Racks included
- 24' clear height
- Dock high doors
- 40' x 40' column spacing
- 2" water line
- ESFR sprinkler system
- 40,000 SF space:
  - 2,950 SF office
  - 8 dock high doors
  - 120' truck court
  - 600 amps, 480 3 phase



## Leasing Information:

**Michelle Wogan**  
Executive Vice President  
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**Bill de la Chapelle**  
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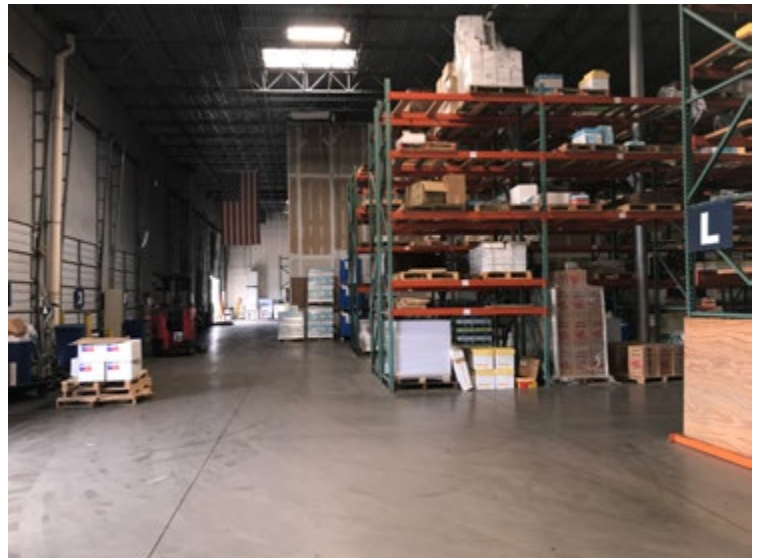
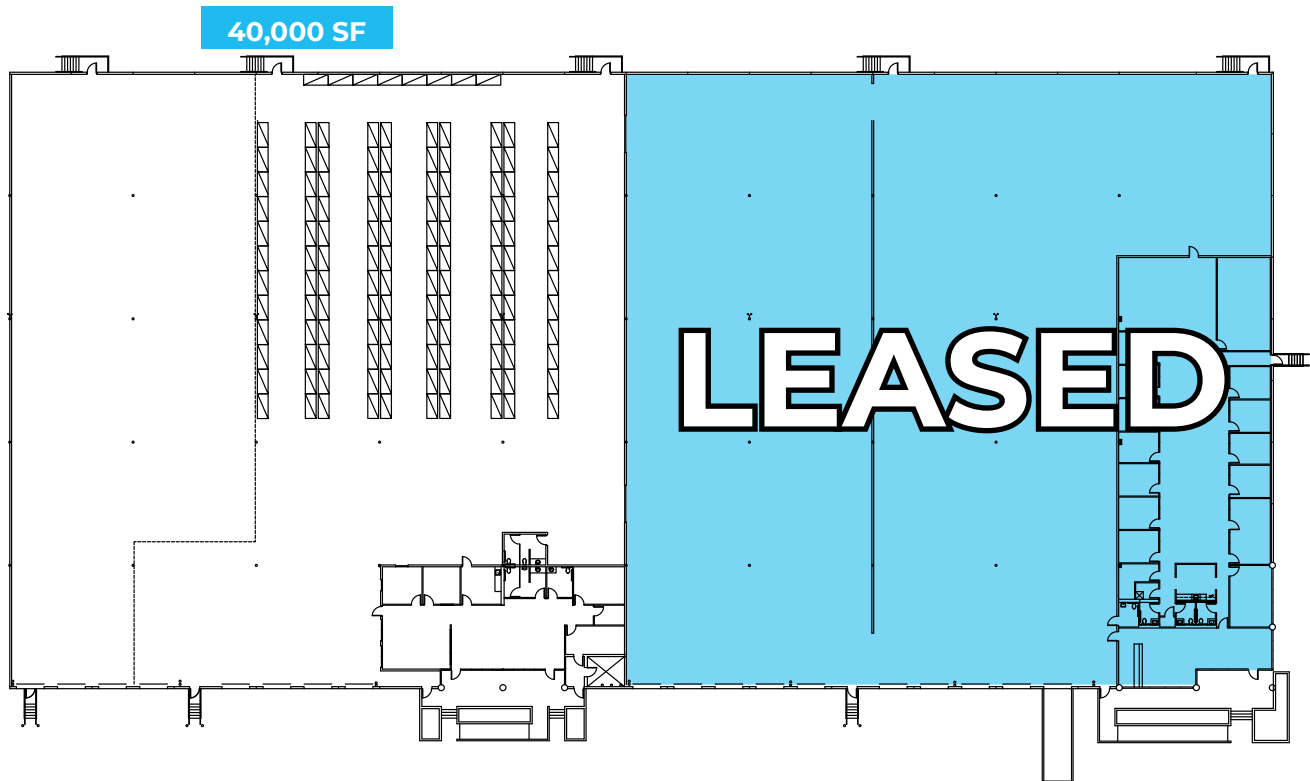
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Floor Plan - Up to 40,000 SF



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