

FOR LEASE

# 6526 PETROPARK

HOUSTON, TEXAS 77041



**±28,875 SF on 2 Acres**  
Available: March 1, 2024



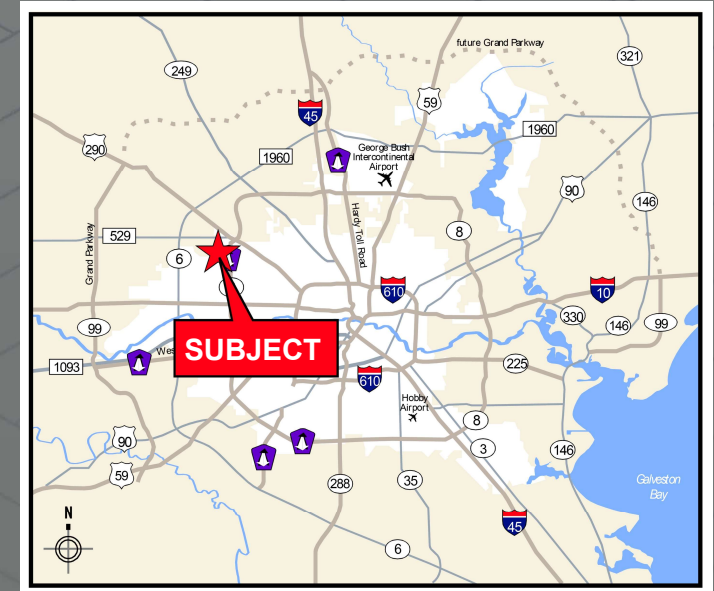
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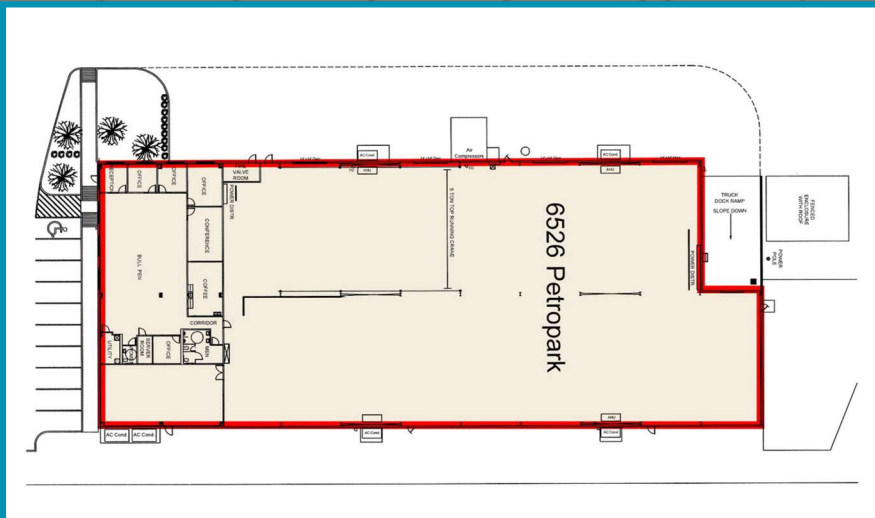


## PROPERTY HIGHLIGHTS

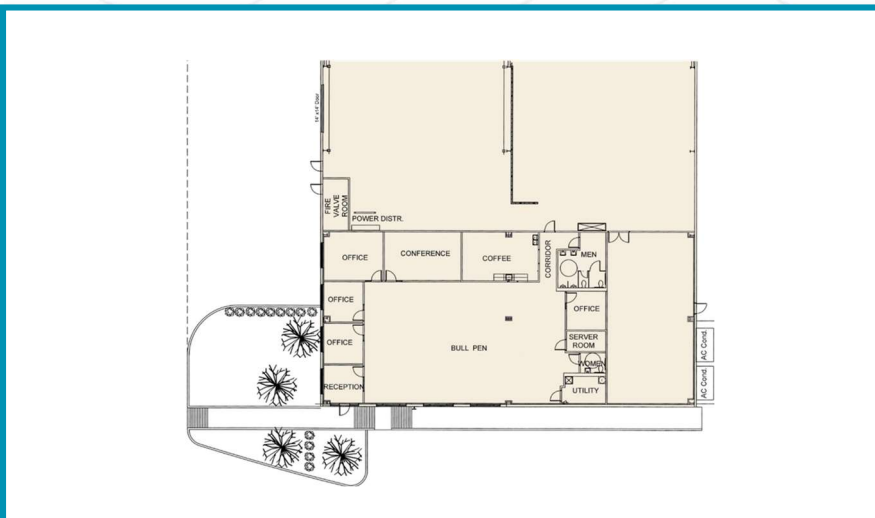
- ±28,875 SF tilt-wall warehouse on ±2 acres
- ±4,200 SF of office
- 1600-amp electric service, 800 amp, 3-phase, 480V existing
- 63 T—5 fixtures in warehouse
- Shop fully HVAC w/4 units
- 5-ton crane in part of one bay-10-ton crane ready—20' hook
- Sprinklered
- One dock door; three grade-level doors
- Diamond shop floor covering
- Air-line network in shop
- Video security cameras & alarm system in place
- Two 55' bays
- Lease rate: \$0.87 / SF net
- OPEX (est.): \$0.19 / SF / month
- Available March 1, 2024



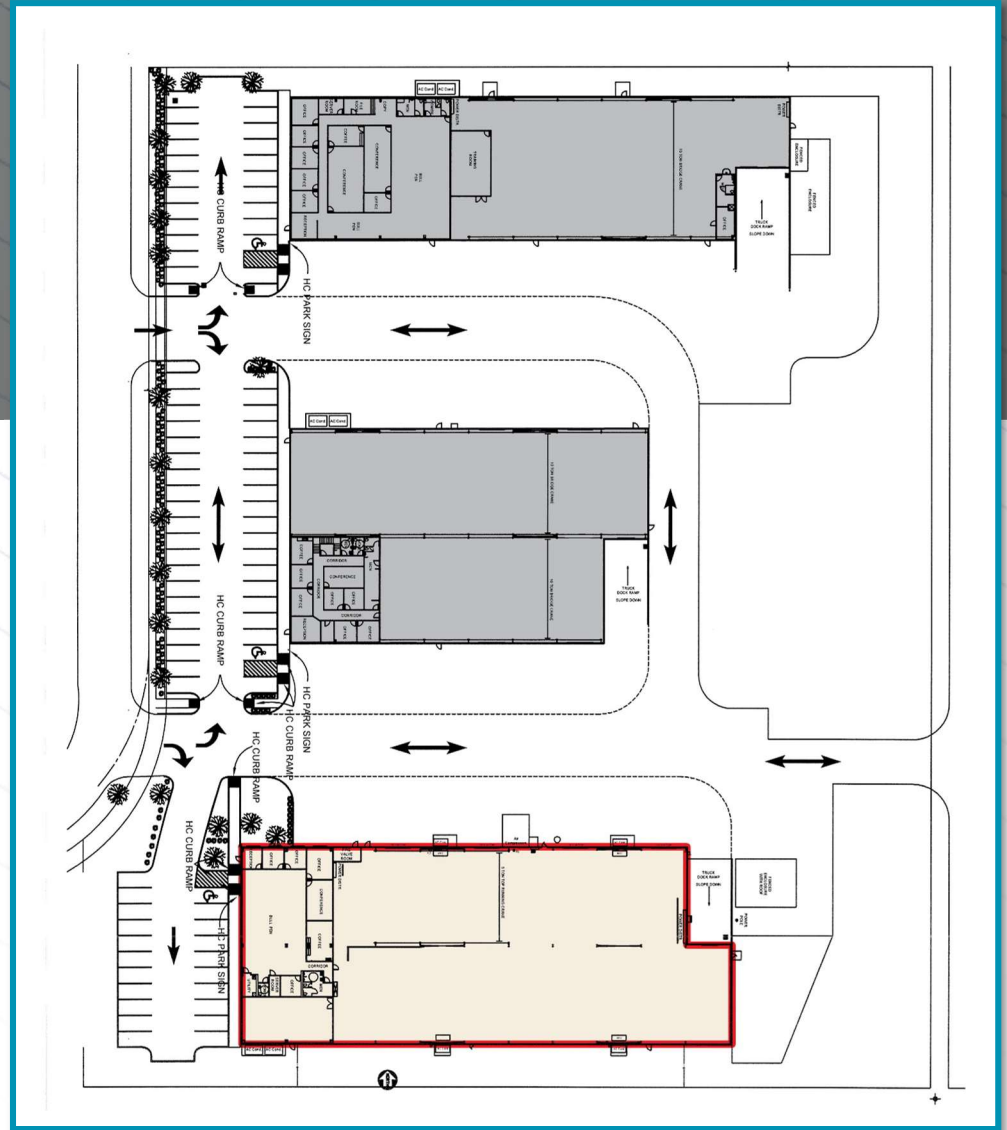




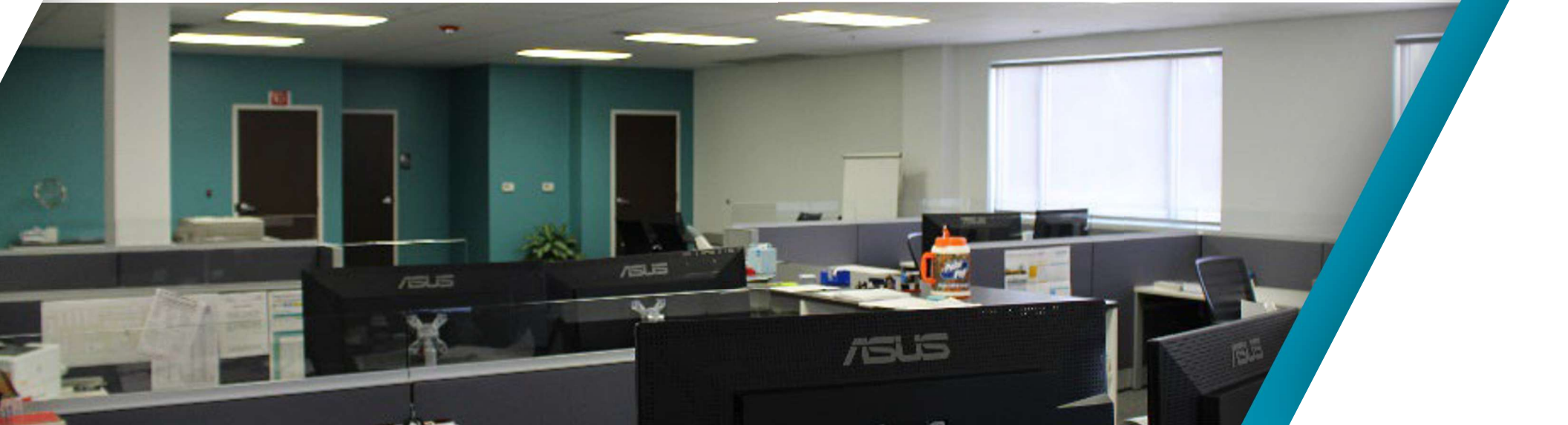
Floor Plan



Office Layout



Overall Site Plan



For more information, contact:

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