

FOR SUBLEASE
22,942 SF



6511 W LITTLE YORK ROAD
HOUSTON, TX 77040

6511 W LITTLE YORK ROAD | HOUSTON, TX 77040

PROPERTY HIGHLIGHTS

C&W is pleased to offer this air-conditioned, crane ready, 21,468 SF free standing building with 1,474 SF of office.

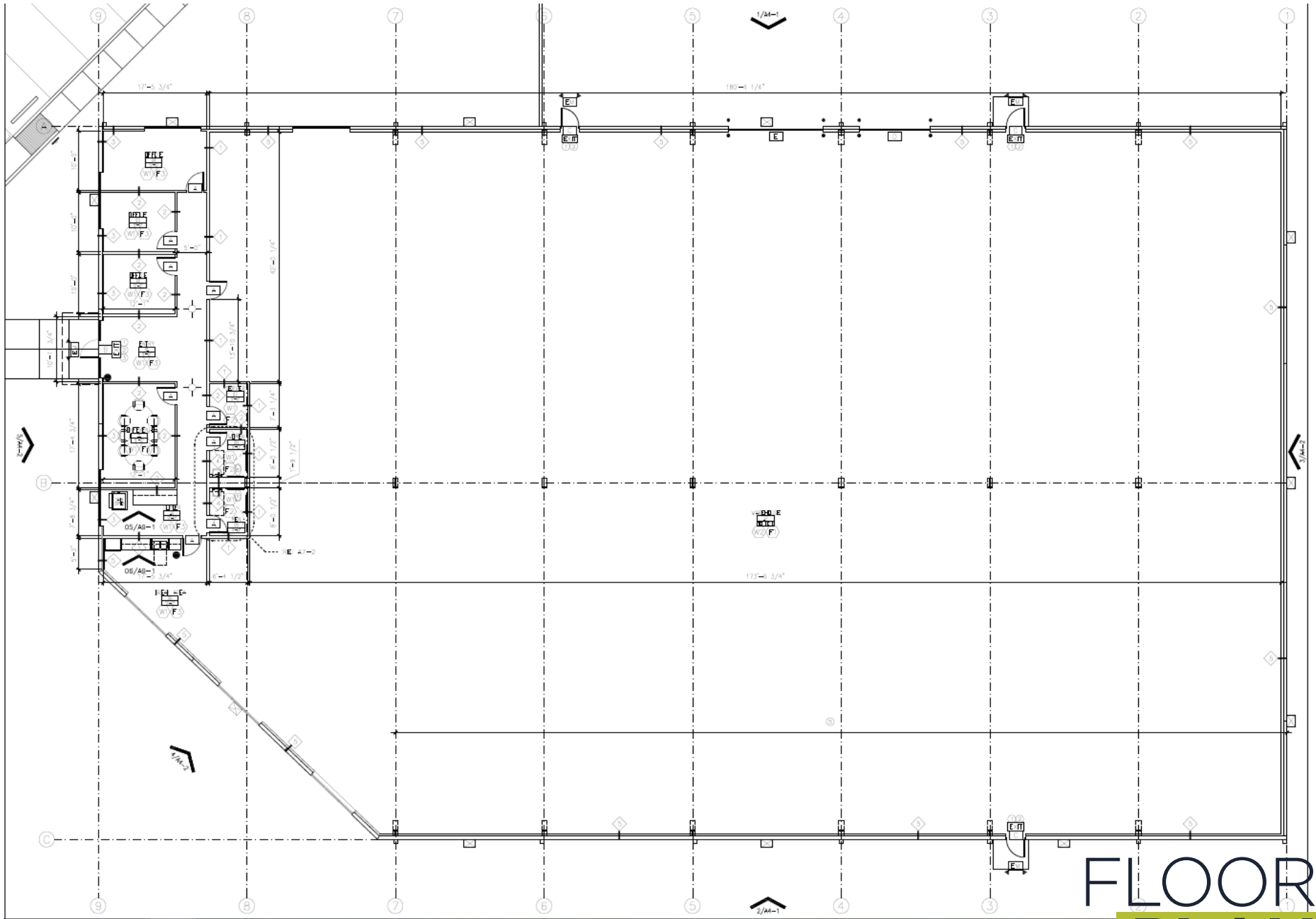
Total SF:	22,942 SF
Warehouse:	21,468 SF
Office:	1,474 SF
Clear Height:	28'
HVAC Warehouse:	65 degrees year round
Parking:	17 total, 15 spots and 2 handicap
Sprinklers:	ESFR
Electrical:	800a, 3PH, 480V
Doors:	2 grade level
Truck well:	1
Metal/Tiltwall Construction:	2012
Occupancy:	March 1, 2024
Expiration:	December 31, 2025
Crane Ready	
Full insulated on walls and roof	



6511 W LITTLE YORK ROAD | HOUSTON, TX 77040

PROPERTY PHOTOS





FLOOR PLAN



CONTACT INFORMATION

COE PARKER, SIOR

Senior Director

+1 713 963 2825

coe.parker@cushwake.com

KELLEY PARKER, SIOR

Vice Chair

+1 713 963 2896

kelley.parker@cushwake.com

JOHN LITTMAN, SIOR

Executive Managing Director

+1 713 963 2862

john.littman@cushwake.com

6511 W LITTLE YORK ROAD

HOUSTON, TX 77040

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS, OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.