

FOR LEASE

17,243 Total SF

\$0.38/SF NNN

**Brummett
& COMPANY**
14950 Heathrow Forest Parkway, Suite 100
Houston, Texas 77032 Tel. 281-442-5404
LEASING@BRUMMETTANDCOMPANY.COM



TRANS PHASE II BUSINESS PARK

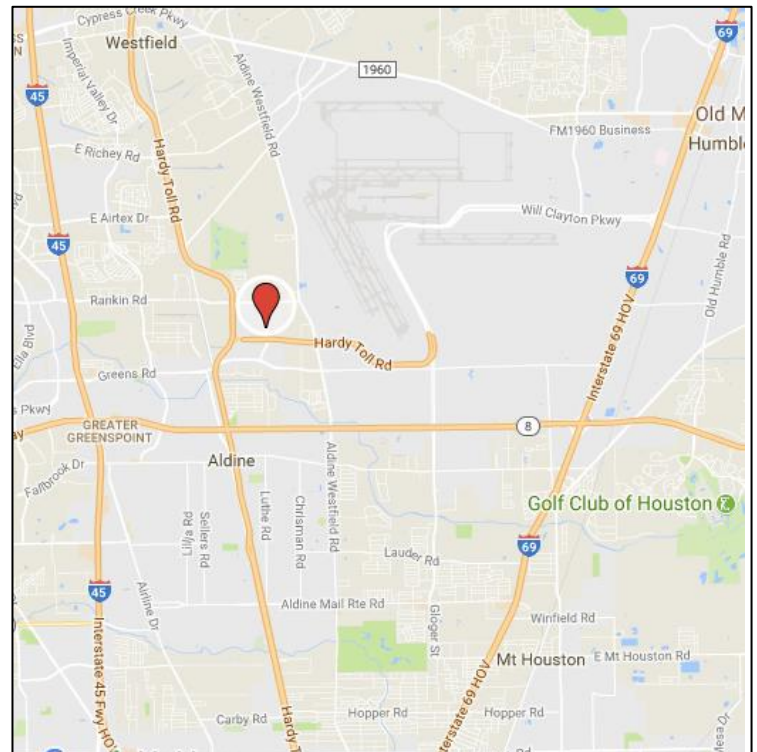
16514 Air Center Blvd. Houston, Texas 77032

DETAILS

- Attractive flex-industrial park in Central Green area of North Houston, near IAH airport
- **No flooding during Hurricane Harvey**
- Easy access to I-45, Beltway 8 & Hardy Toll Rd.
- Privately patrolled

16514 Air Center Blvd. Features:

- 17,243 SF total (\pm 6,827 SF of which is office)
- End cap space
- Clear Height: 20'
- Truck Doors: 9 dock high, including 5 with ramps
- Rate: \$0.38/SF NNN (+ OpEx = \$0.55/SF Gross)
- Available February 2019



[Link: Google Maps](#)

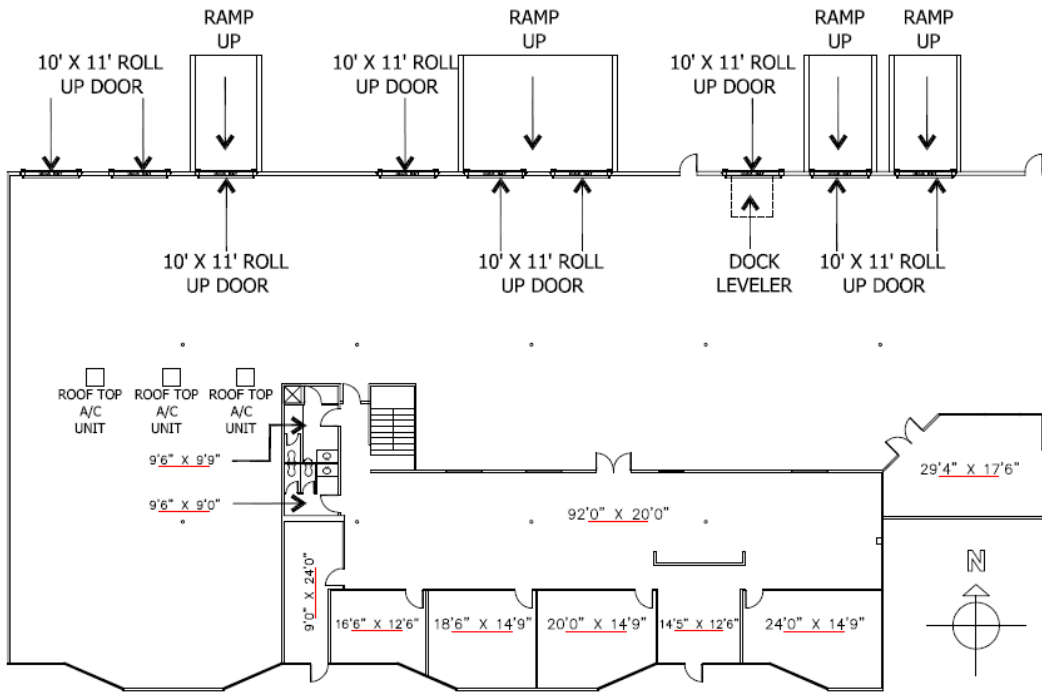
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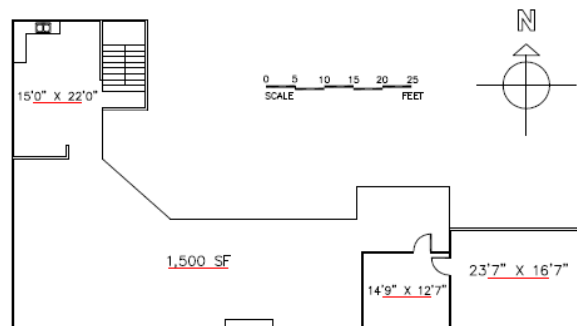
1ST FLOOR SF:

- 10,416 SF OF WAREHOUSE SPACE
- 4,408 SF SQ FEET OF 1ST FLR OFFICE SPACE
- 14,824 SF TOTAL

SUITE FEATURES:

- 20'-0" WAREHOUSE ROOF HEIGHT
- 10' X 11' ROLL UP DOORS AT BACK OF WAREHOUSE
- DOCK HIGH ROLL UP DOORS AT BACK OF WAREHOUSE
- 9'-0" CEILING HEIGHT IN OFFICE AREAS

0 5 10 15 20 25
SCALE FEET



MEZZANINE LEVEL SF:

- 2,419 SF SQ FEET OF OFFICE SPACE

BUILDING FEATURES

- 9'-0" CEILING HEIGHT IN OFFICE AREAS

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