

FOR LEASE

15,900 Total SF
\$0.39/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

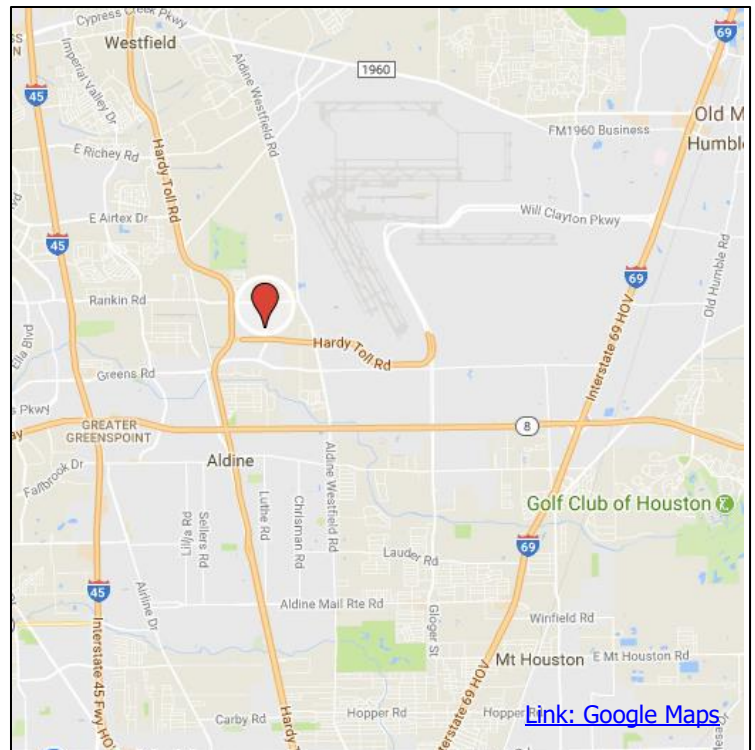
16536 Air Center Blvd. Houston, Texas 77032

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

16536 Air Center Blvd. Features:

- 15,900 SF total (\pm 20% of which is office)
- End cap space
- Clear Height: 20'
- Small private fenced yard
- 3-ton overhead rail crane included
- Truck Doors: 7 dock high (including 2 with ramps)
- Rate: \$0.39/SF NNN (+ OpEx = \$0.56/SF Gross)



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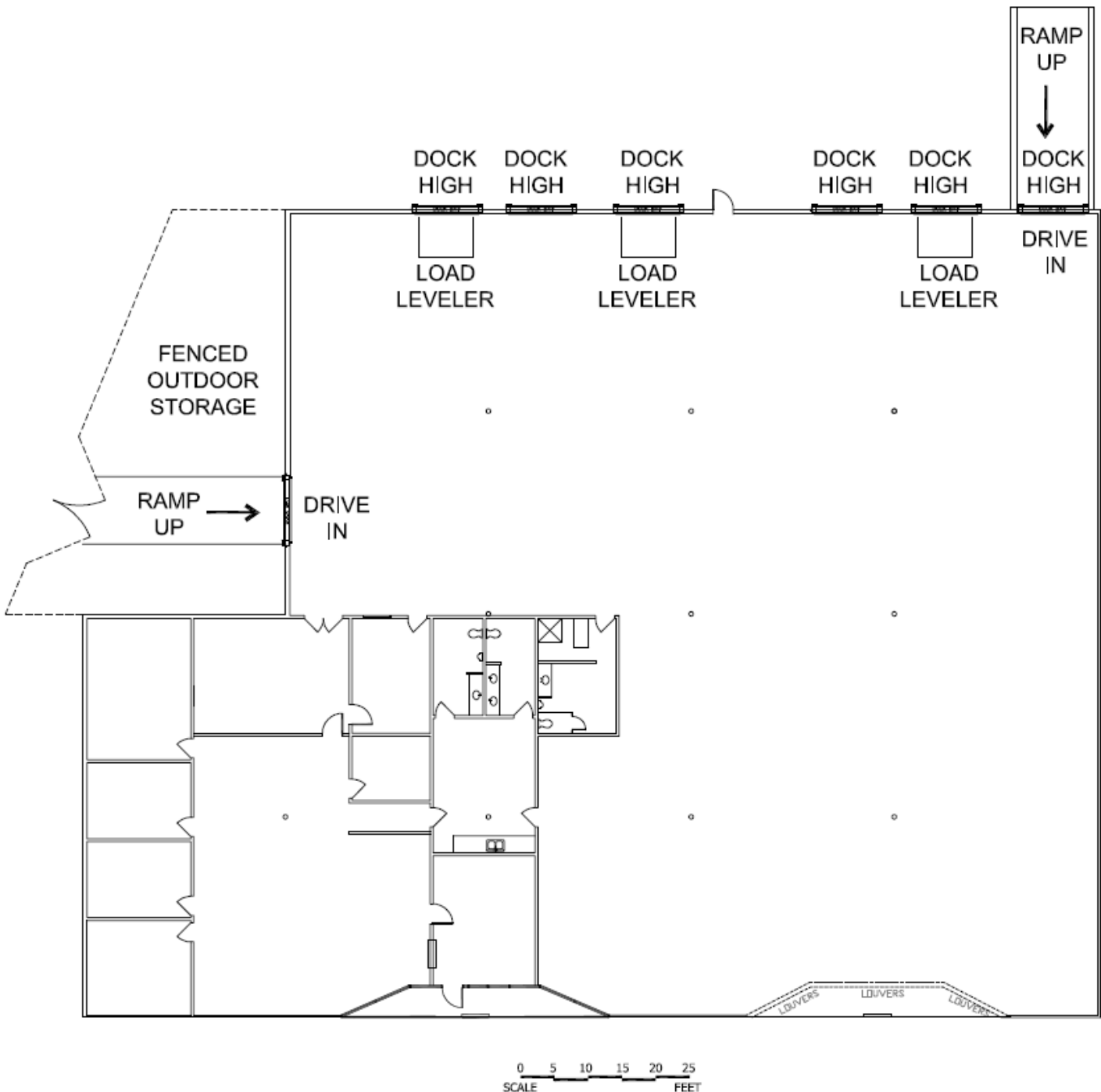
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