

FOR LEASE

40,998 Total SF

\$0.37/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

16530* Air Center Blvd. Houston, Texas 77032

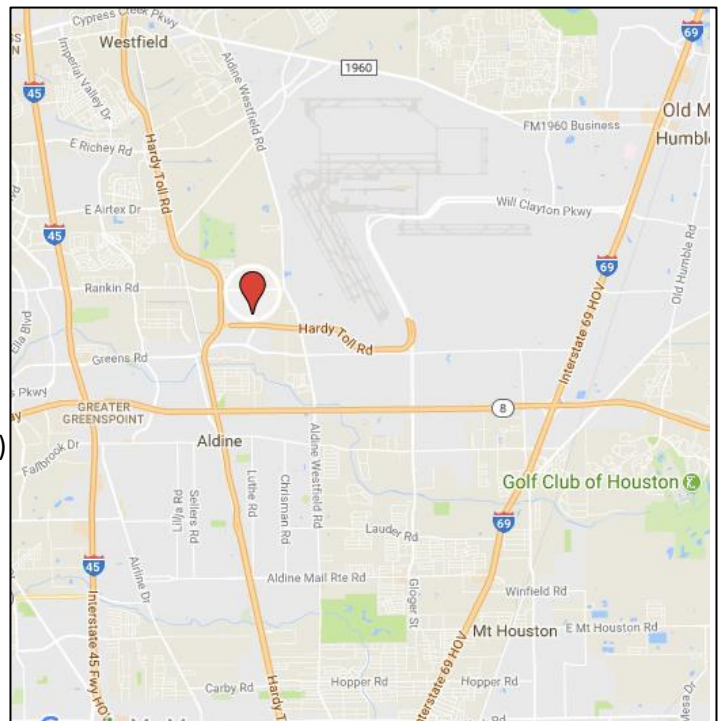
DETAILS

- 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

16530 Air Center Blvd. Features:

- 40,998 SF Total (of which \pm 7,345 SF is office area)
- Clear Height: 20'
- Truck Doors: 17 dock high (includes 4 drive-in ramps to grade)
- End cap space
- Small private fenced yard
- 3-ton overhead rail crane included
- Rate: \$0.37/SF NNN (+ OpEx = \$0.55/SF Gross)
- Available November 2018.

*Note: this is the combined option of two contiguous suites, 16526 Air Center & 16536 Air Center. Suite number TBD



[Link: Google Maps](#)

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FOOT

