

FOR LEASE

25,098 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

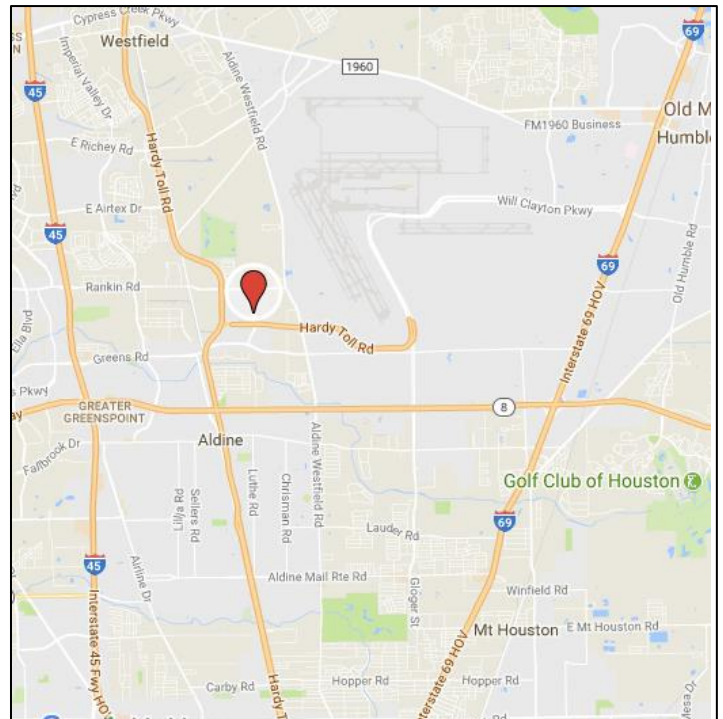
16526 Air Center Blvd. Houston, Texas 77032

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

16526 Air Center Blvd. Features:

- 25,098 SF total
- Of which \pm 4,165 SF is office area
- Clear Height: 20'
- Truck Doors: 10 dock high (including 2 with ramps)
- Rate: \$0.37/SF NNN (+ OpEx = \$0.55/SF Gross)
- Available November 2018.



[Link: Google Maps](#)

© 2018 Brummett and Company. The information above is believed reliable. While its accuracy is not doubted, no guarantee, warranty or representation about it is hereby stated or implied. It is the responsibility of any interested party to independently confirm its accuracy and completeness. Rates quoted are "as-is" initial base rents only. Interested parties should conduct a careful, independent investigation of the properties to determine suitability.

FOR LEASE

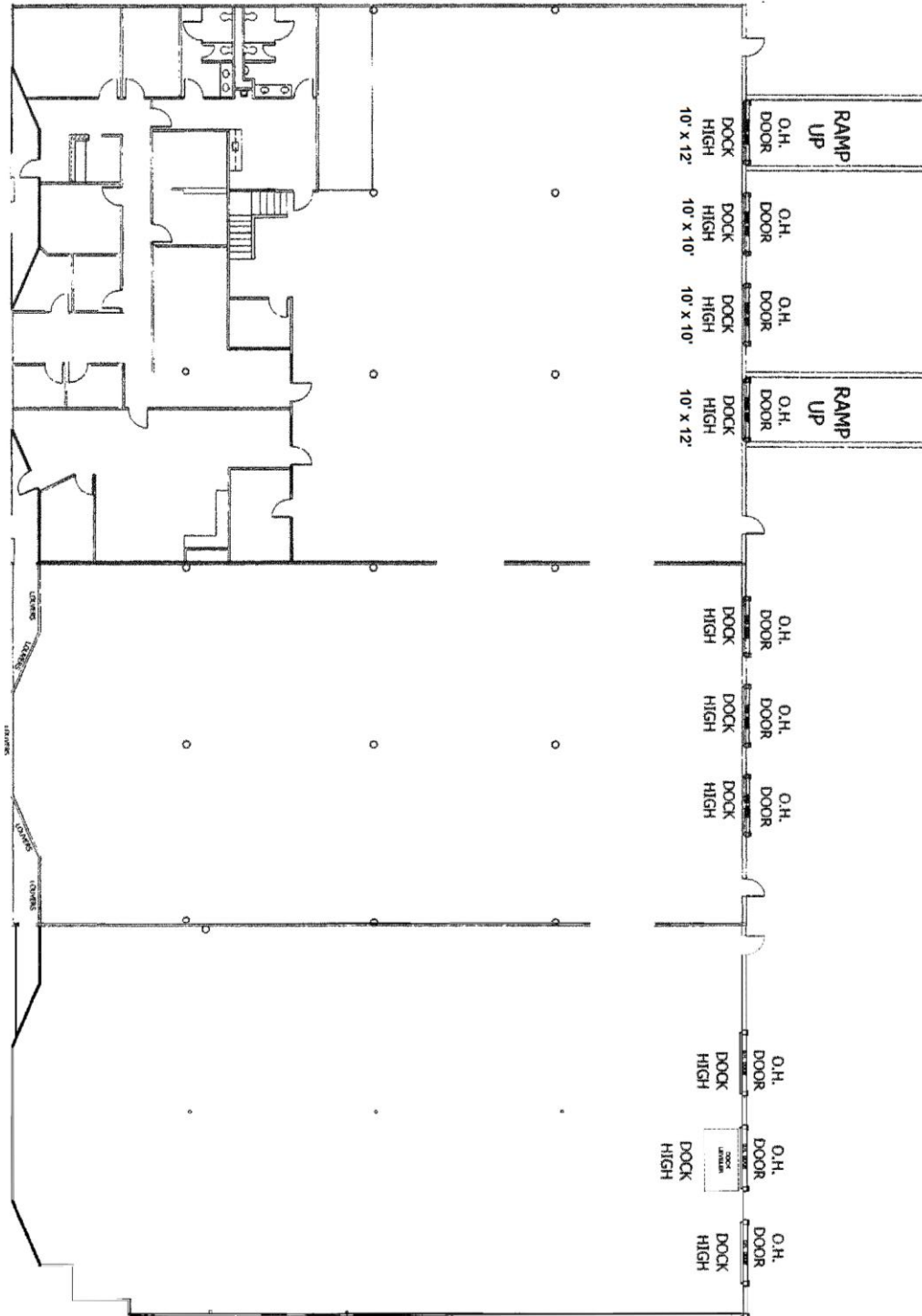
25,098 Total SF

\$0.37/SF NNN



14950 Heathrow Forest Parkway, Suite 100
Houston, Texas 77032 Tel. 281-442-5404

LEASING@BRUMMETTANDCOMPANY.COM



TRANS PHASE II BUSINESS PARK

16526 Air Center Blvd. Houston, Texas 77032

© 2018 Brummett and Company. The information above is believed reliable. While its accuracy is not doubted, no guarantee, warranty or representation about it is hereby stated or implied. It is the responsibility of any interested party to independently confirm its accuracy and completeness. Rates quoted are "as-is" initial base rents only. Interested parties should conduct a careful, independent investigation of the properties to determine suitability.