



## NEW CLIMATE-CONTROLLED FLEX / WAREHOUSE SPACES FOR LEASE

**7044 Queenston Blvd, Houston, TX 77095**

Clean, professional flex/warehouse space with climate-controlled warehouse and office.

### LEASE RATE

**\$1.20/SF/MO + \$0.33 NNN**

Available sizes: 2,500 SF to 10,000 SF

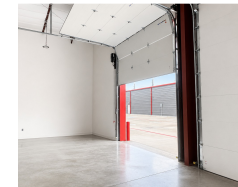
**Call/Text Moufid: 281-701-8699**

### PROPERTY HIGHLIGHTS

- ✓ 2,500 SF to 10,000 SF - units can be combined
- ✓ 20 ft clear height
- ✓ Fully climate-controlled warehouse and office
- ✓ Insulated overhead doors
- ✓ Office and restroom in each unit
- ✓ LED lighting
- ✓ Ample concrete parking and drive aisles
- ✓ New construction with professional exterior image

### IDEAL USES

Contractors, showroom/warehouse, e-commerce, clean storage, light manufacturing, medical supply, detailing, tint/wrap/PPF, trades, and other clean industrial uses. No mechanic repair or collision use.





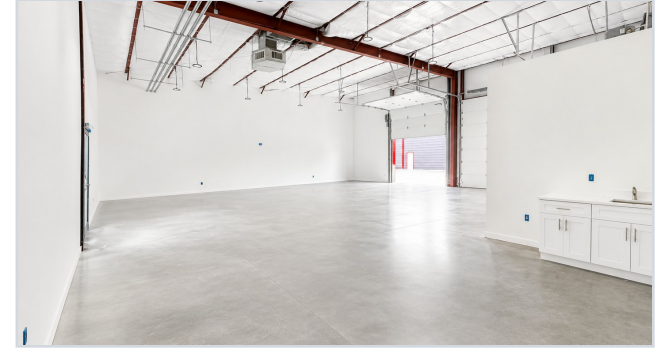
**1. Exterior / Drive Aisle**

Modern flex/warehouse buildings with wide concrete drive aisles and parking.



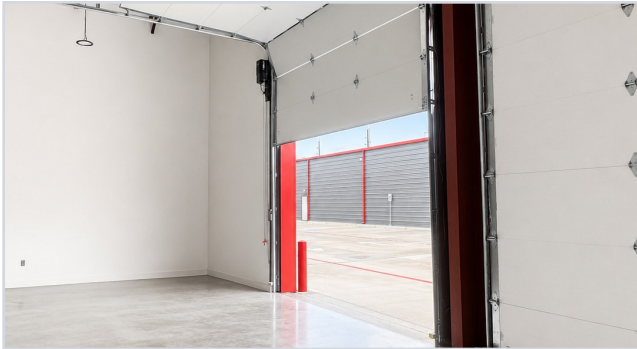
**2. Wide Warehouse Interior**

Open climate-controlled warehouse with high clear height and LED lighting.



**3. Warehouse + Sink Area**

Flexible layout with clean open space, office area, restroom, and utility sink.



**4. Insulated Overhead Door**

Insulated overhead doors support a comfortable climate-controlled warehouse.



**5. A/C and Ceiling System**

Warehouse engineered with overhead HVAC and climate-control distribution.



**6. Office / Restroom**

Private office area and finished restroom included in each unit.

## LEASE SUMMARY

- Rate: \$1.20/SF/month + \$0.33 NNN
- Climate-controlled warehouse and office

- Available: 2,500 SF to 10,000 SF
- 20 ft clear height

- Units can be combined
- Insulated overhead doors

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