



11917 Cutten Rd.  
Houston, TX 77066

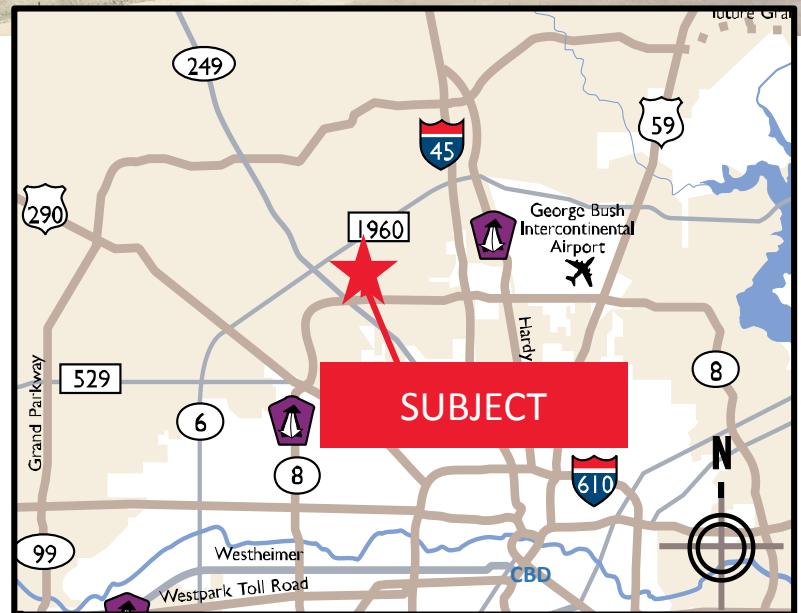
36,047 Sq. Ft. Specialty Manufacturing Facility

DRASTIC RENT  
REDUCTION

LONG TERM SUBLEASE



- 36,047 sq. ft. total building area
- Meets H3 occupancy requirements
- Designed for lubricants packaging
- ±2.6 acres land
- 10,715 sq. ft. office (two-story)
- 16,332 sq. ft. AC warehouse with high pile storage permit
- 6,000 sq. ft. AC manufacturing area
- 3,000 sq. ft. lab space
- 28' eave height
- Air permit
- Fire sensor automatic OH doors
- Crane ready – 20-ton
- In Rack foam sprinkler system
- 1,600 amp power
- Term through 03/31/27
- Rental rate: ~~\$1.00~~ **\$0.75/SF/Mo NNN**
- OPEX & POA fee: \$0.18/sq. ft./month



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**47 Parking Spaces**

**Exterior Loading**

- Four (4) 9' x 10' dock-high doors
- Two (2) Dock Shelters
- One (1) 14' x 16' grade-level door

**Interior Loading**

- Two (2) 9' x 10' OHD w/ 4' ramp from manufacturing to warehouse



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