

**\$10,000 Outside  
Broker Bonus**

## FOR SUBLEASE

**6300** | WEST BY NORTHWEST  
HOUSTON, TEXAS  
77040

### OFFICE INQUIRIES

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[www.colliers.com/texas/westbynorthwestindustrialpark](http://www.colliers.com/texas/westbynorthwestindustrialpark)

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## West by Northwest Industrial Park

West by Northwest Industrial Park is strategically positioned just inside the southeast corner of Beltway 8 and Highway 290, which has become the center of gravity for the industrial market and one of the most coveted industrial locations in the Houston MSA, due to its close and central proximity to major employment centers, some of the city's fastest growing master planned communities and major transportation corridors. With numerous points of ingress/egress, the property offers convenient access to Beltway 8 and Highway 290 via W. Little York, Hempstead Highway and Gessner Road.

## Property Highlights

- › 6 dock high doors; 1 concrete ramp
- › 24' clear heights
- › 200' building depth
- › 40' x 40' column spacing
- › Sprinkler system

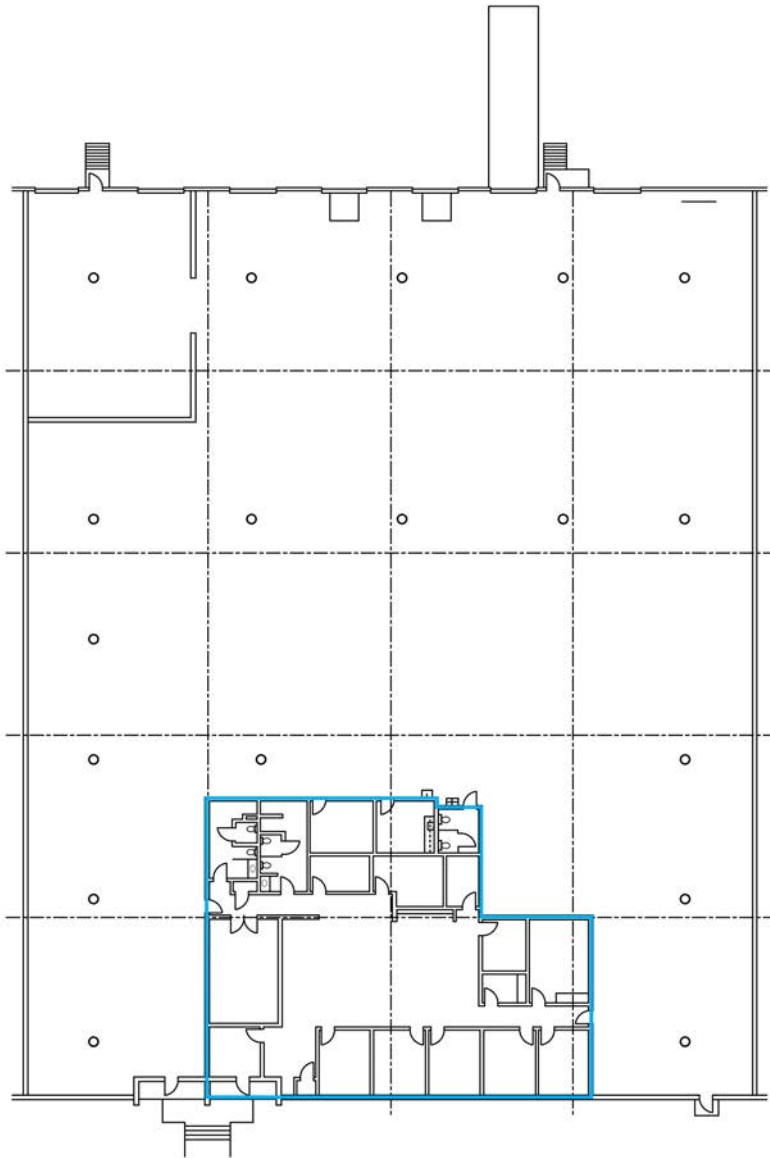
## Sublease Information

- › 32,000 total SF available
- › 4,808 SF of office & 27,192 SF of warehouse
- › Occupancy: 30 days
- › Net monthly rental rate: \$0.25/SF
- › 2017 monthly operating expenses: \$0.22/SF
- › Term expiration: August 31, 2018
- › **\$10,000 outside broker bonus**



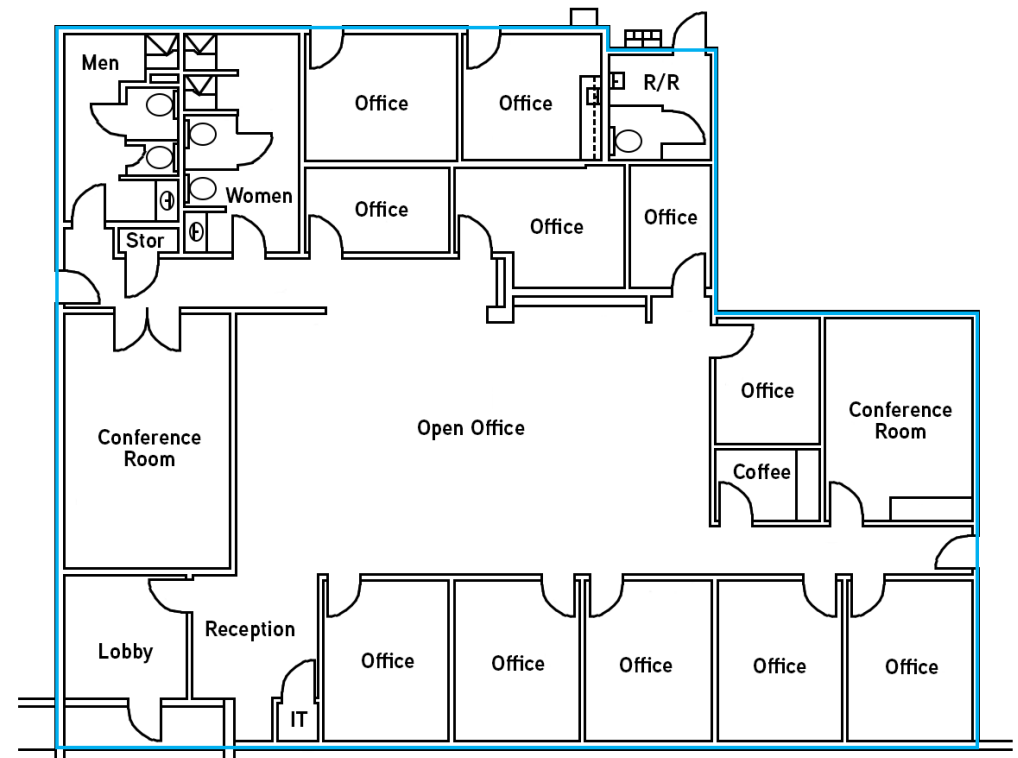
## Floor Plan

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## Enlarged Office Floor Plan

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## Sublease Space Photos



Open Area



Office



Conference Room



Kitchen

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Date \_\_\_\_\_