

**FLEX
WAREHOUSE**

**FLEX
WAREHOUSE**

For LEASE

For SALE

**4k to 23k sq feet
Available**

**2k to 6k sq feet
Available**

**2k to 6k sq feet
Available**

**2k to 6k sq feet
Available**

FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

42000 sqft. total
2000 sqft. to 42000 sqft. available

PRICE

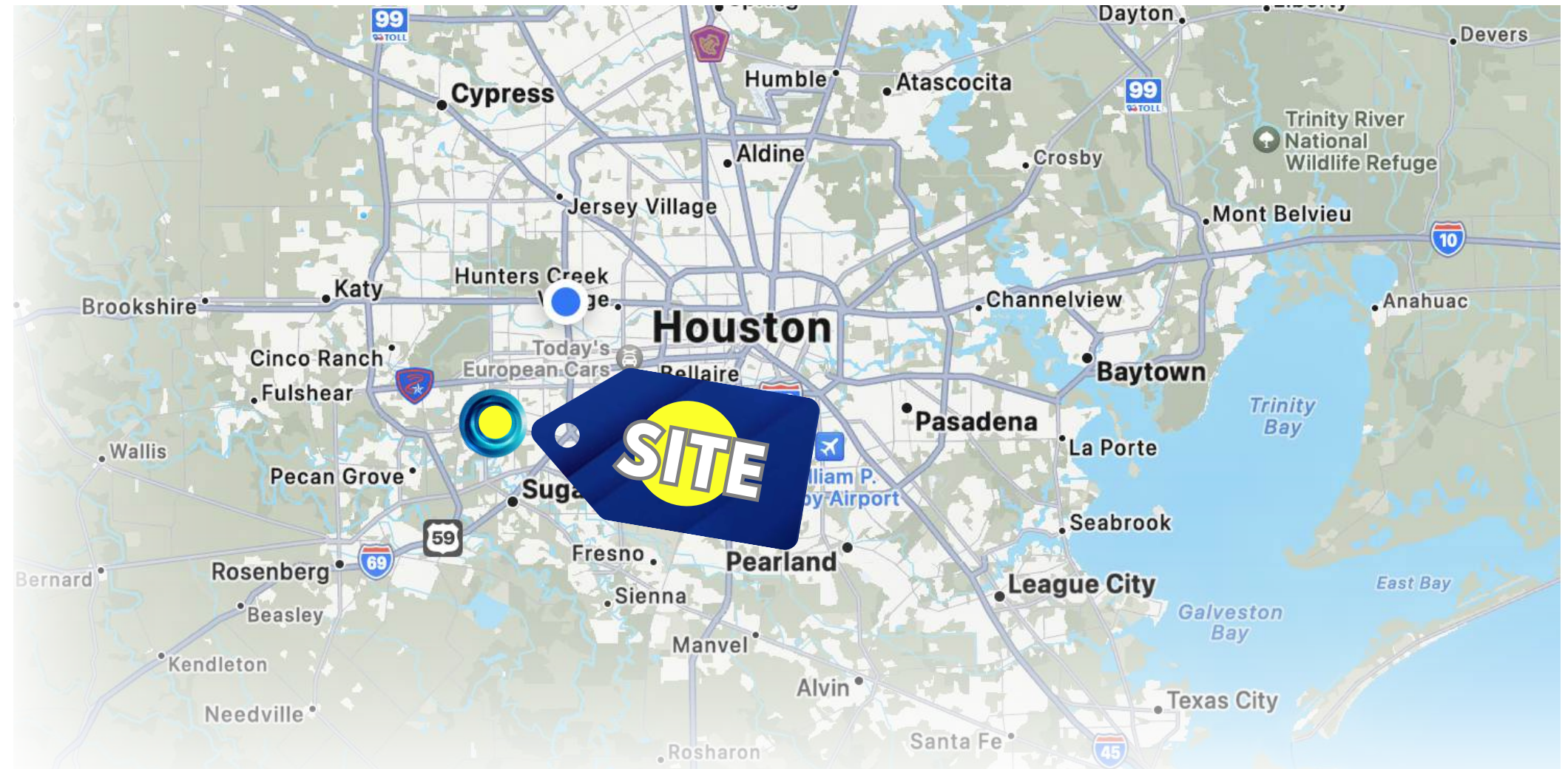
Ask Broker

HIGHLIGHTS

- Flexible Unit Sizes: Scalable spaces to fit various business needs.
- Clear Height: 21' (24' at apex) – Ideal for storage and operations.
- Zoning: Suitable for warehouse, distribution, light manufacturing, and showroom use.
- Accessibility: Easy access to major highways (U.S. 59, Beltway 8, Grand Parkway).
- Loading Options: Grade-level roll-up doors for efficient loading/unloading.
- Modern Infrastructure: High-quality construction with energy-efficient features.
- Ample Parking: Dedicated parking for tenants and customers.
- Prime Location: Growing business hub in Sugar Land with strong economic growth.
- Sale & Lease Options: Ideal for owner-occupants, investors, and tenants.

TRAFFIC COUNTS

West Bellfort Street 16,944 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	10,095	136,123
Median HH Income	\$68,705	\$77,695
Population Growth '24-'29	↑ 19.39%	↑ 16.81%



Rontex Dr

W. Bellfort Ave

Centtex Turf Field

W. Bellfort Ave

CENTRALTIRES.NET
COMPLETE AUTO SERVICE

SITE

Westpark Tollway.

BEST BUY **THE HOME DEPOT** **WHOLE FOODS MARKET** **WAL*MART SUPERCENTER**

THE HOME DEPOT **KAISER BROTHERS WorldFood MART SINCE 1982** **H-E-B**
Fiesta **Kroger** **El Bolillo BAKERY**

99

6

at home **Triveni EXPRESS** **Kroger**
Chick-fil-A **LA FITNESS** **TEXAS ROADHOUSE**
H-E-B **TARGET** **HARLEM RD TEXAS BBQ**
COSTCO WHOLESALE **amazon**
EoS FITNESS **PET SMART** **CINEMARK**



FM 1464

6





FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**