

# FOR SALE - SINGLE USER BUILDINGS

## NORTHWEST HOUSTON

11312 & 11314 Windfern, Houston, Texas 77064



### GESSNER BUSINESS PARK



#### AVAILABLE IMMEDIATELY

##### *BUILDING A (11312 Windfern)*

- 14,575 sf
- \$757,900(\$52/sf)

##### *BUILDING B (11314 Windfern)*

- 12,500 sf
- \$685,000 (\$54/sf)

(Price includes 1,000 sf office areas with an allowance up to \$30.00/sf.)

- This new deed restricted business park is designed for single user facilities in a MUD District.
- Free standing, fully insulated, metal buildings with brick or stone veneer, clear span and 480 volt/3 phase electrical service.
- All concrete drives, parking, loading and storage areas.
- Grade level, loading with dock well possible.
- 12' x 14' overhead doors.
- Eave heights from 18' to 24' clear.
- Land area or sites available for each building to have fenced storage areas.
- 5 minutes from Willowbrook Mall and the SH 249 / FM 1960 corridor for restaurants, hotels and shopping.
- Landscaped and professionally maintained and managed for long term ownership.

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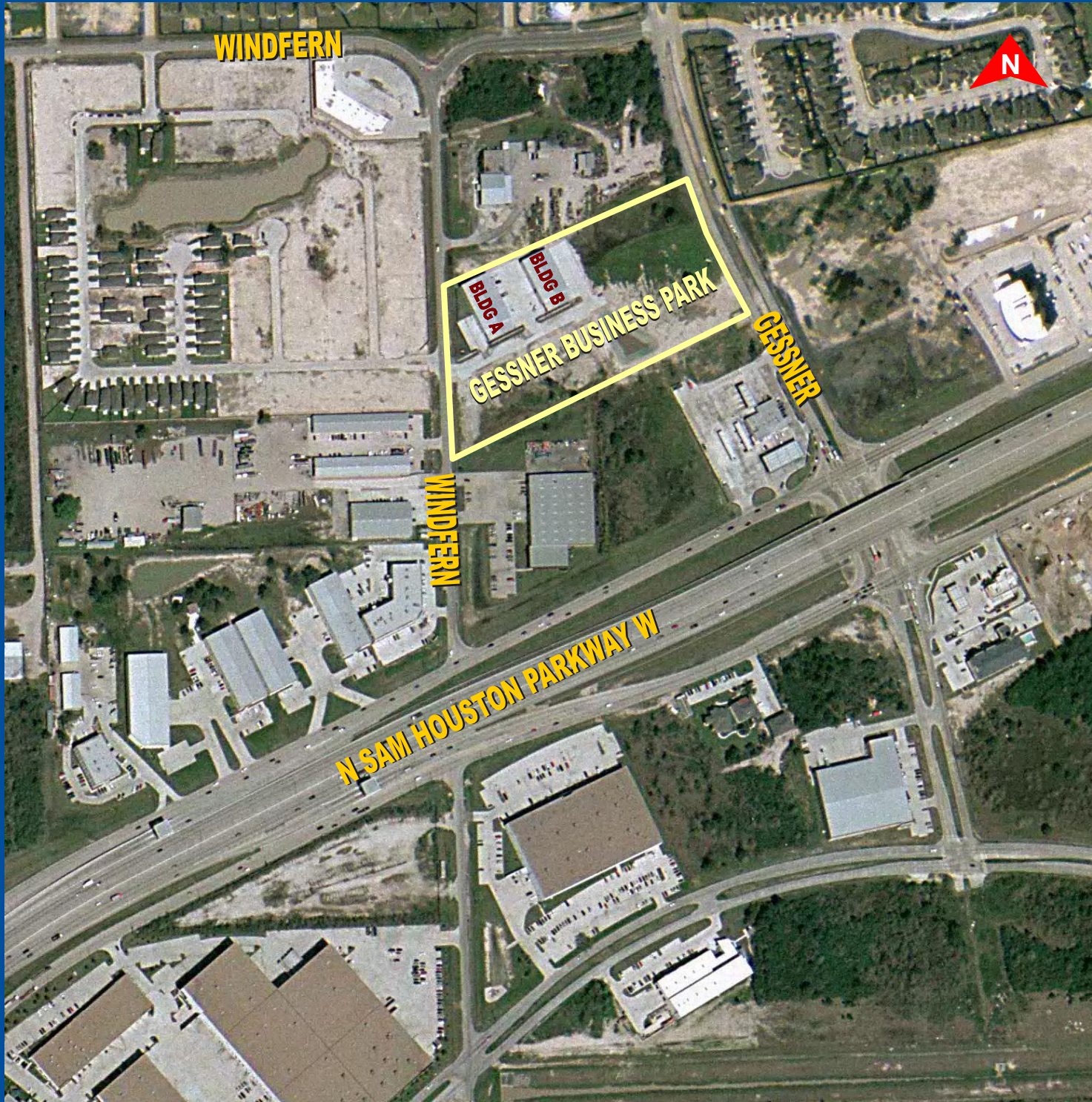
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