



FOR LEASE
NORTHWEST HOUSTON, TX

AVAILABLE NOW

4915 Cranswick Road

A move-in-ready 50,046 SF office-warehouse on a fully secured 2.27-acre site — leased directly by the owner.

50,046 ^{SF}

TOTAL BUILDING

27 ^{FT}

CLEAR EAVE

2.27 ^{AC}

SECURED SITE

\$0.68 ^{SF/MO}

LEASE RATE • NNN

FJS PROPERTIES

OWNER-OPERATED • HOUSTON, TEXAS

01 THE OPPORTUNITY

An owner-operated warehouse, ready to work.

A clean, well-maintained **50,046 SF** office-warehouse anchoring a fully secured 2.27-acre site in the heart of Northwest Houston's industrial corridor. The building pairs 38,000 SF of clear-span warehouse — 27' eave height, generous column spacing, and a mix of dock-high and grade-level loading — with 12,000 SF of finished, move-in-ready office.

Fully fenced with an ample concrete truck court and trailer parking, and positioned minutes from **US-290, Beltway 8 and I-10** for fast regional distribution. Leased directly by FJS — when you call, you reach an owner who can answer real questions about a real building.



AERIAL — FULL SITE, NW HOUSTON CORRIDOR

TOTAL BUILDING

50,046 SF

WAREHOUSE

38,000 SF

FINISHED OFFICE

12,000 SF

SECURED SITE

2.27 AC

27' CLEAR EAVE HEIGHT

14'x14' OVERHEAD DOORS

2 DOCK-HIGH WELLS

3 GRADE-LEVEL DOORS

2.27 AC FENCED YARD

CITY OF HOUSTON UTILITIES

02 SPECIFICATIONS

Building specifications

BUILDING

Total building area	50,046 SF
Warehouse area	38,000 SF
Finished office area	12,000 SF
Clear eave height	27 ft
Construction	Steel frame / metal

LOADING & ACCESS

Dock-high wells	2
Grade-level doors	3
Overhead door size	14' x 14'
Truck court	Concrete, fenced

SITE & YARD

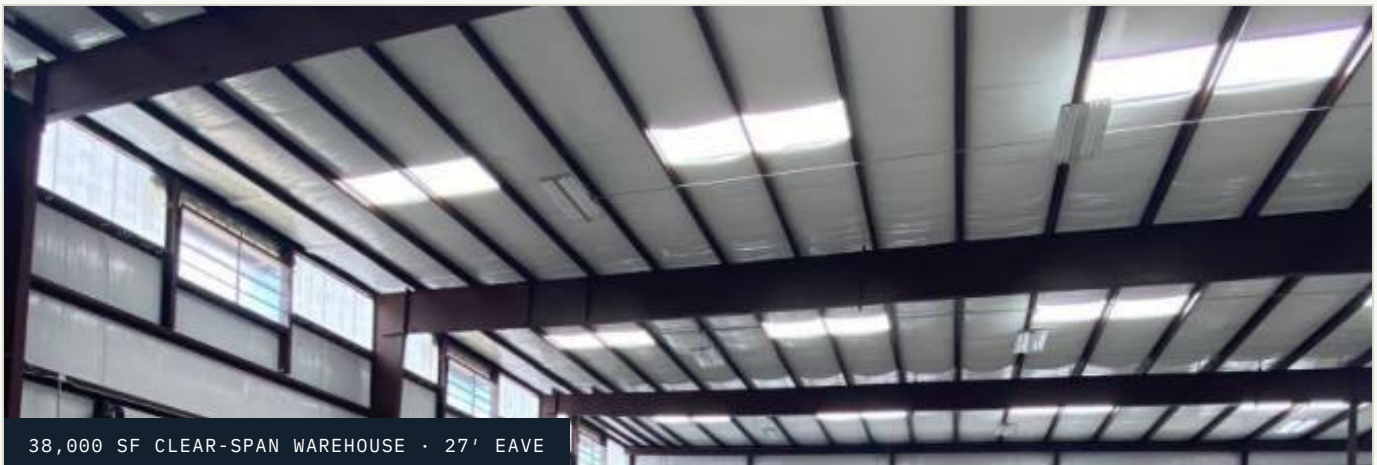
Site area	2.27 acres
Security	Perimeter fenced
Yard surface	Concrete
Trailer parking	Available

OFFICE & UTILITIES

Office condition	Move-in ready
Office layout	Reception • conference • open
Utilities	City of Houston

LEASE

Asking rate	\$0.68 / SF / mo
Lease type	Triple-net (NNN)
Availability	Now



38,000 SF CLEAR-SPAN WAREHOUSE • 27' EAVE

03 GALLERY

The property, in frames.

From the secured truck court to the clear-span interior and finished office — a closer look at a building that's ready to operate on day one.



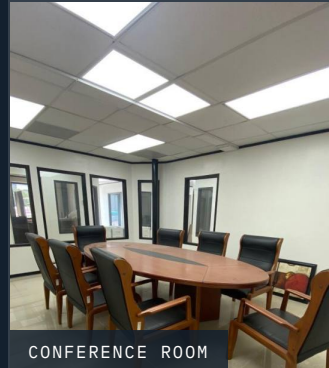
FINISHED OFFICE WING



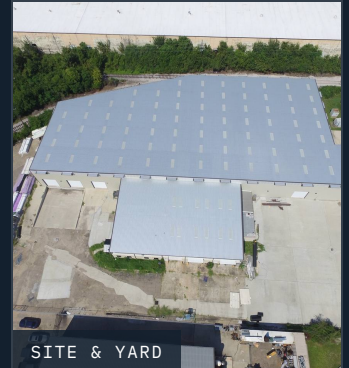
AERIAL — TOP



CLEAR-SPAN WAREHOUSE



CONFERENCE ROOM



SITE & YARD



SITE & INDUSTRIAL CORRIDOR — NORTHWEST HOUSTON

04 LOCATION & ACCESS

Built for regional distribution.



THE CORRIDOR

AREA **Northwest Houston** — established industrial submarket near Hempstead Rd & US-290, just off Blalock Rd.

US-290 Direct access to the Northwest Freeway for outbound regional freight.

BW-8 Minutes to Beltway 8 — Houston's primary loop for cross-metro logistics.

I-10 Quick connection to Interstate 10 east-west corridor.

YARD Secured 2.27-acre concrete court for trailers, staging and equipment.

4915 Cranswick Road, Houston, TX 77041

NORTHWEST HOUSTON • NEAR HEMPSTEAD & US-290 • JUST OFF BLALOCK RD

ASKING

\$0.68 / SF / mo • NNN



4915 CRANSWICK RD • NORTHWEST HOUSTON

Let's walk the building.

This 50,046 SF office-warehouse is **available now** and leased directly by the owner. Call and you'll reach an owner who's happy to chat and answer your questions.

SPEAK WITH THE OWNER

(832) 665-0049

tas1306@gmail.com

Private tours by appointment

THE PROPERTY

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Houston, TX 77041 • 50,046 SF

\$0.68 / SF / mo • NNN

