

## 9.4 ACRE PROPERTY WITH WAREHOUSE FOR SALE

11801 W Montgomery Rd, Houston, TX 77086



# BELVOIR

REAL ESTATE GROUP, LLC

### EXECUTIVE SUMMARY



#### PROPERTY HIGHLIGHTS

- 9.4 Acres
- 31,000 sf of warehouse
- 18' steel exterior walls
- Stabilized yard
- Easy access to SH 249 (Tomball Pkw)

#### PROPERTY OVERVIEW

Located on W Montgomery just removed from Highway 249, this property sits on 9.4 acres and features one main 18,000 sf warehouse with lobby and office space. The property features two additional storage warehouses that are +/-6,600 sf and +/-8,700 sf, which sit adjacent to the properties 18' steel-sided perimeter walls. There are two additional steel-sided structures on the property that are 750 sf and 2,200 sf.



For More Information Please Contact:

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

## 9.4 ACRE PROPERTY WITH WAREHOUSE FOR SALE

11801 W Montgomery Rd, Houston, TX 77086



# BELVOIR

REAL ESTATE GROUP, LLC

ADDITIONAL PHOTOS



For More Information Please Contact:

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



## 9.4 ACRE PROPERTY WITH WAREHOUSE FOR SALE

11801 W Montgomery Rd, Houston, TX 77086



# BELVOIR

REAL ESTATE GROUP, LLC

### LOCATION MAPS



For More Information Please Contact:

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# 9.4 ACRE PROPERTY WITH WAREHOUSE FOR SALE

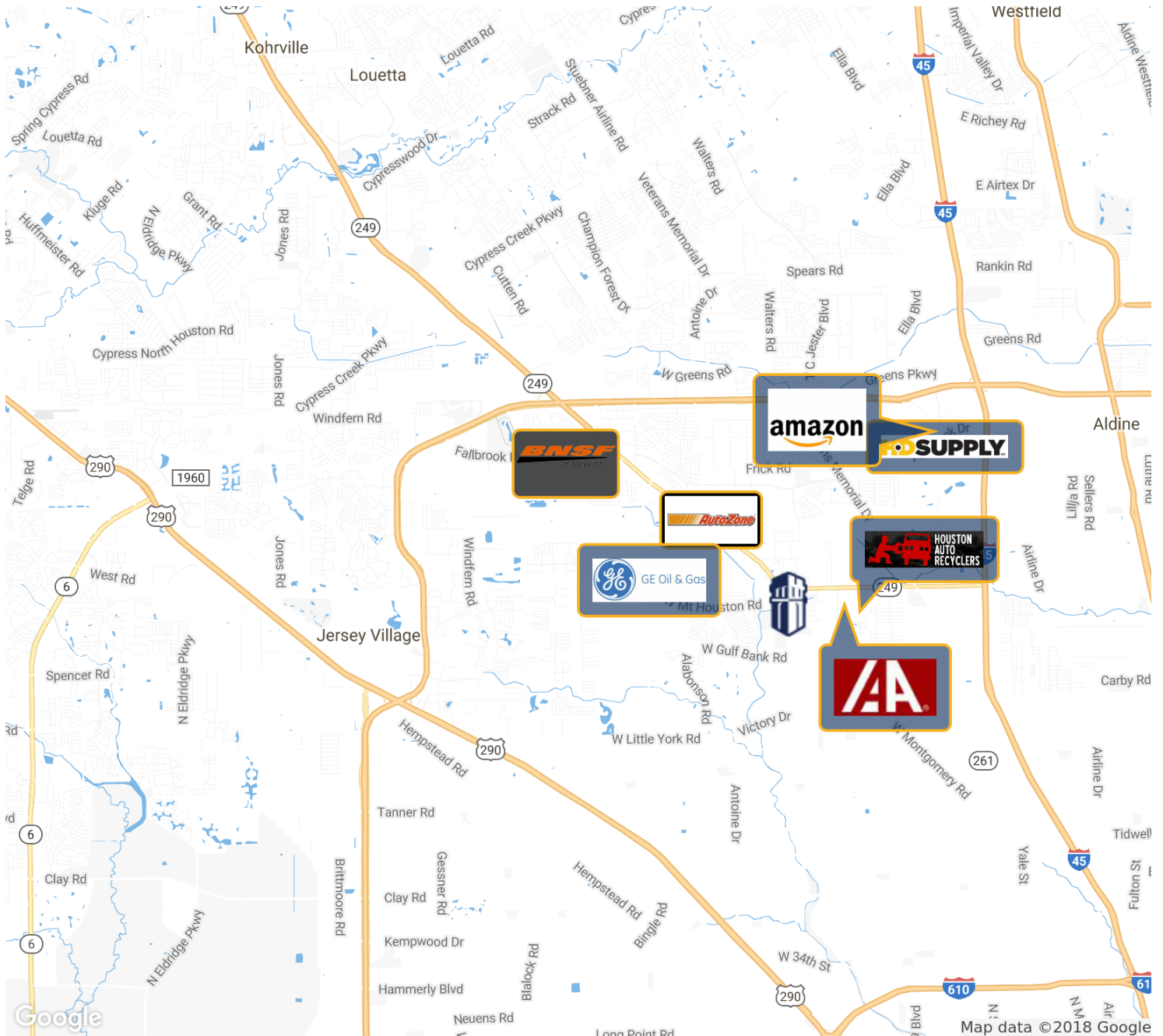
11801 W Montgomery Rd, Houston, TX 77086



# BELVOIR

REAL ESTATE GROUP, LLC

## RETAILER MAP



For More Information Please Contact:

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.