



FOR SUBLEASE: 82,320 SF

WEST BY NORTHWEST
6356 CLARA RD | HOUSTON, TX 77024



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6356 CLARA ROAD | HOUSTON, TX 77024

LOCATION HIGHLIGHTS

- DIRECT ACCESS TO HEMPSTEAD HIGHWAY
- ONLY MINUTES TO HIGHWAY 290 & BELTWAY 8
- DESIRABLE NORTHWEST HOUSTON LOCATION

PROPERTY FEATURES

Total Available SF: 82,320 SF

Office SF: 6,491 SF

Clear Height: 28'

Dock Doors: 13 dock-high & 1 semi-dock

Drive Ins: 2

Dock Levelers: 9 edge of dock & 3 pit-levelers

Truck Court: 120' depth

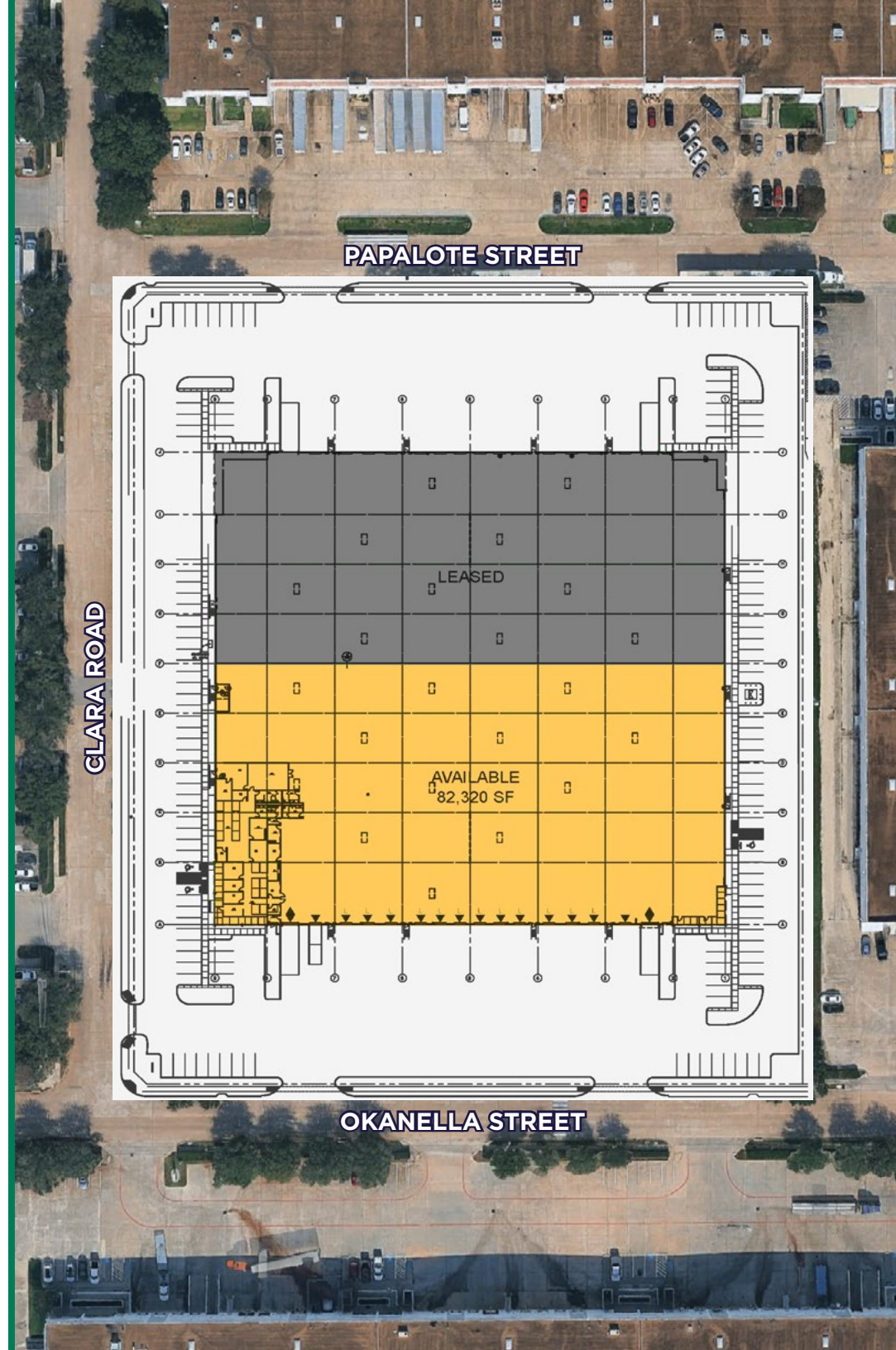
Electrical Service: 600 amps

Sprinkler System: ESFR

Space Configuration: Front-load

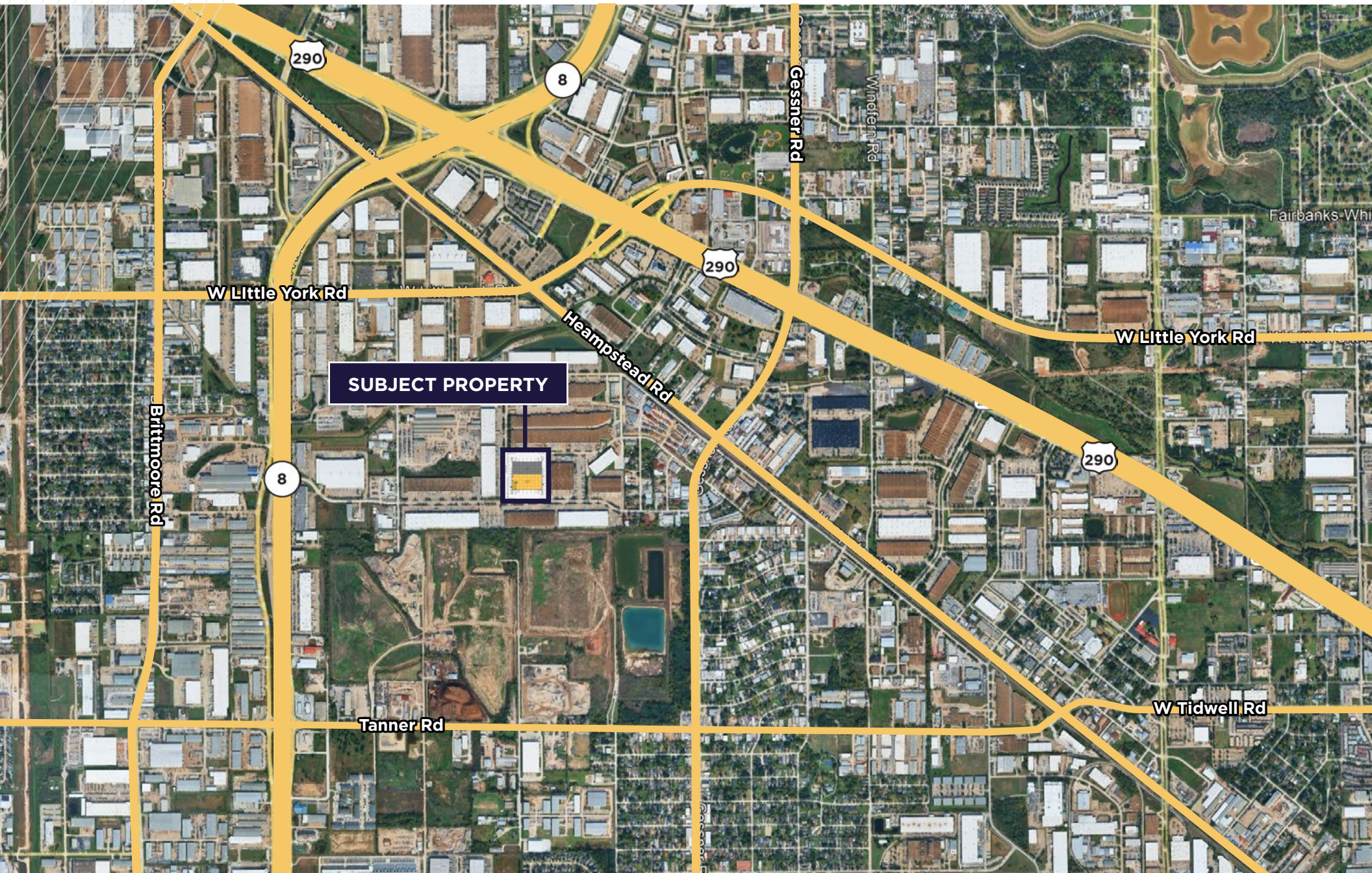
Sublease Expiration: 8/31/2026

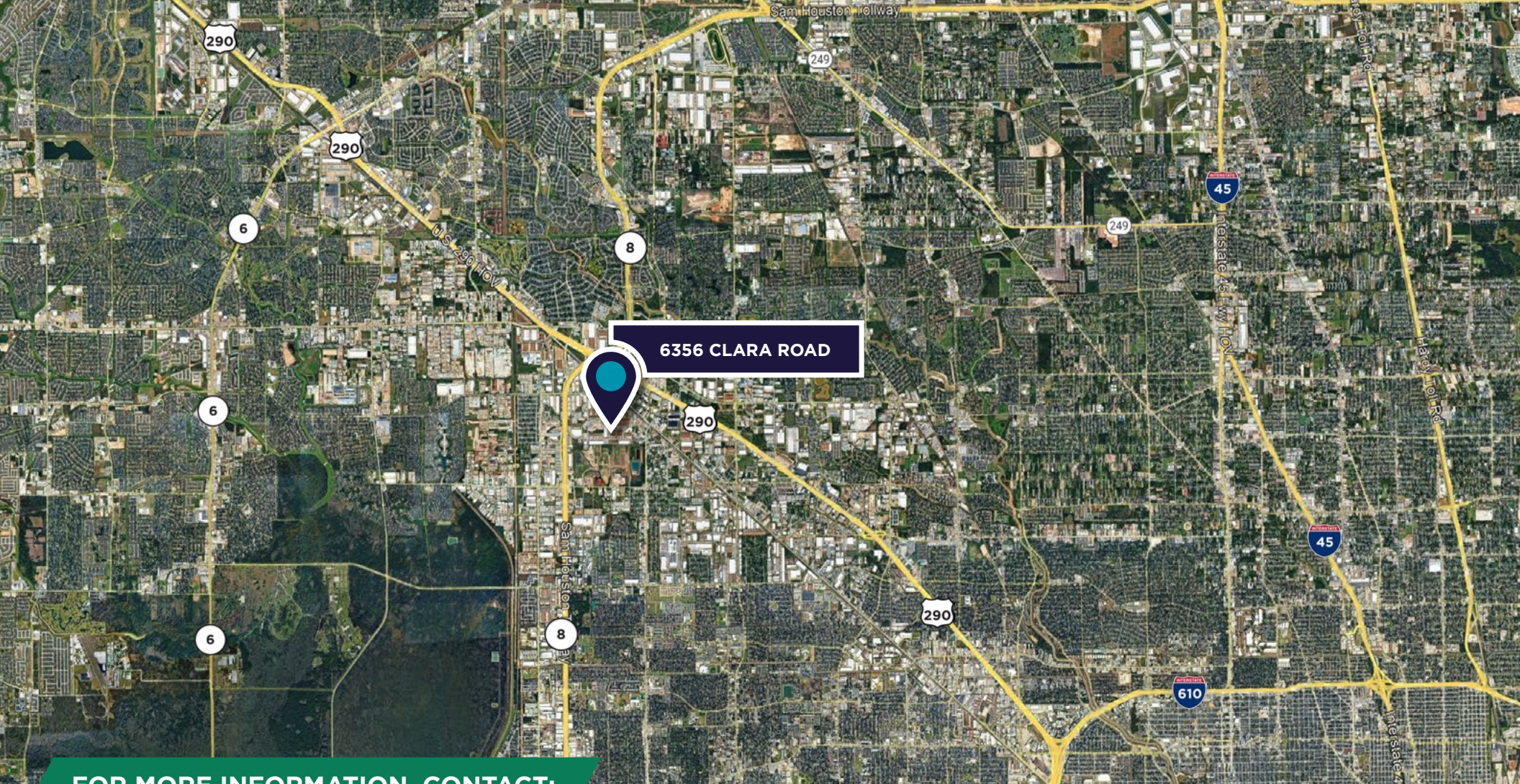
Monthly Net Rent: \$0.63 PSF/Mo



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FOR MORE INFORMATION, CONTACT:

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