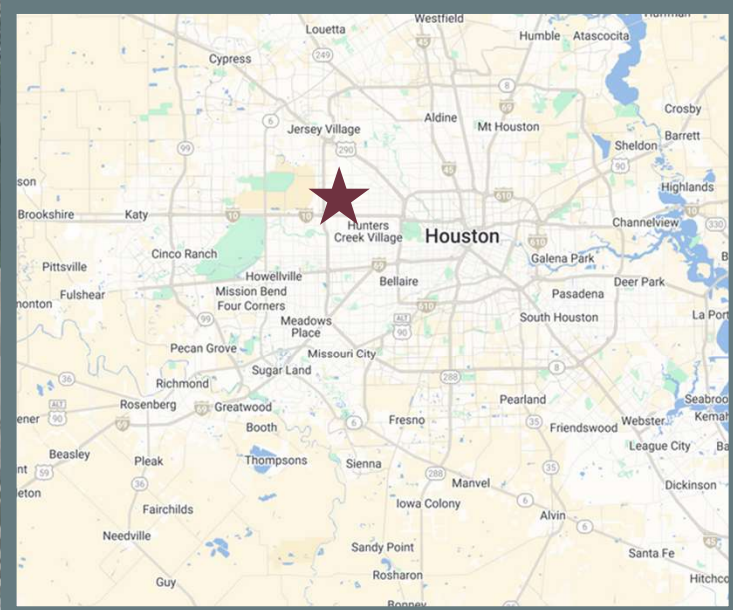


5506 Clara Road
Houston, Texas 77041
Harris County

20,000 SF Office and Warehouse

FOR LEASE

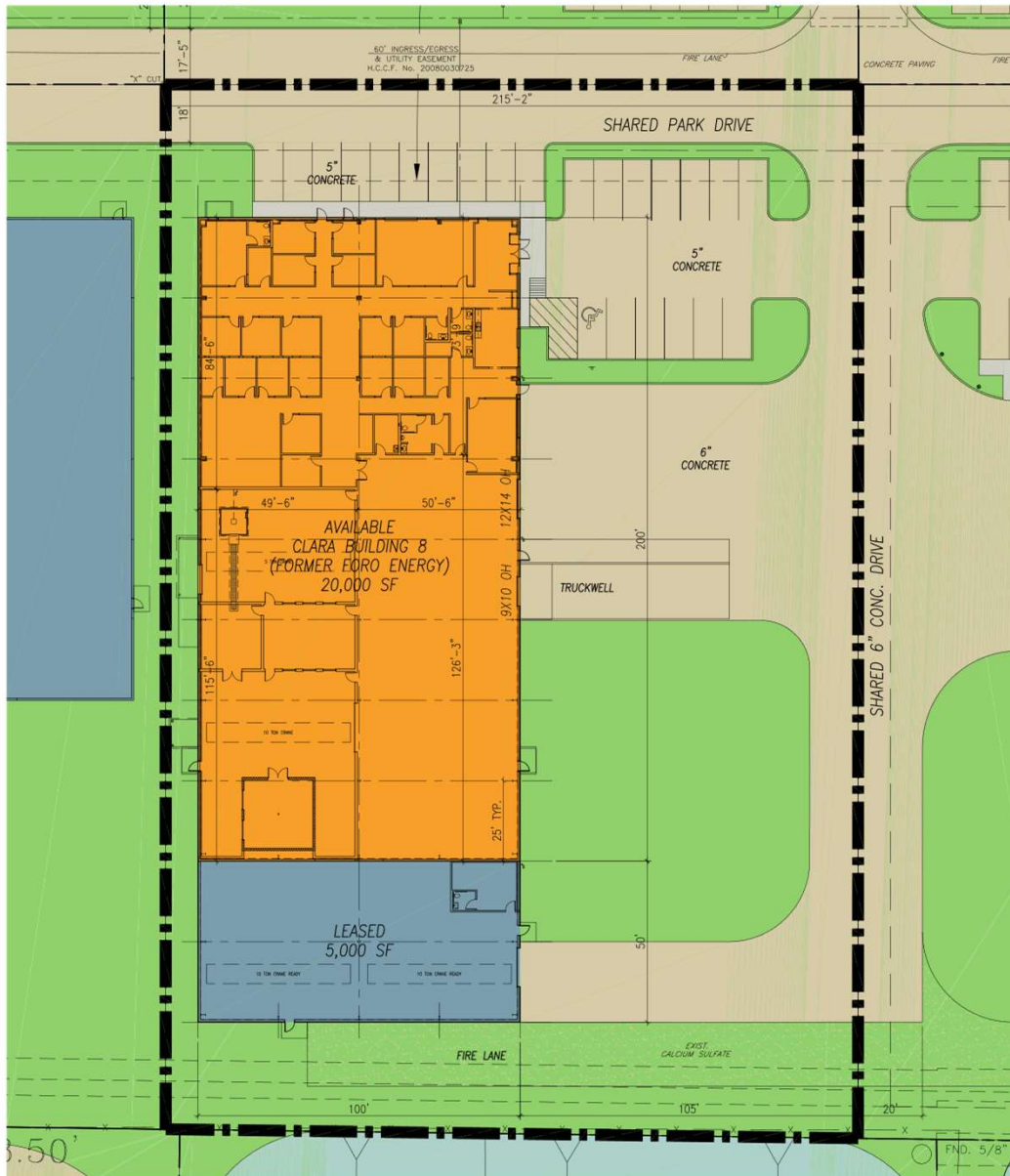


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Clara Business Park





Building Features

- **Available Space:** ±20,000 SF
- **Office:** 6,645 SF
- **AC Warehouse:** 13,355 SF
- **Total Acres:** ±1.61 Acres, net usable
- **(1) 12' x 14' Grade Level Door**
- **(1) 9' x 10' Dock High Door**
- **(1) 10-Ton Crane, (1) 5-Ton Crane; 16' Hook Height**
- **10-Ton Crane Ready**
- **Power:** 1200 amps, 480/277 volt, 3 phase
- **23 Car Parks** (1.15/1,000 SF)
- **24' Eave**
- **Sprinkler:** No
- **Regional Detention**