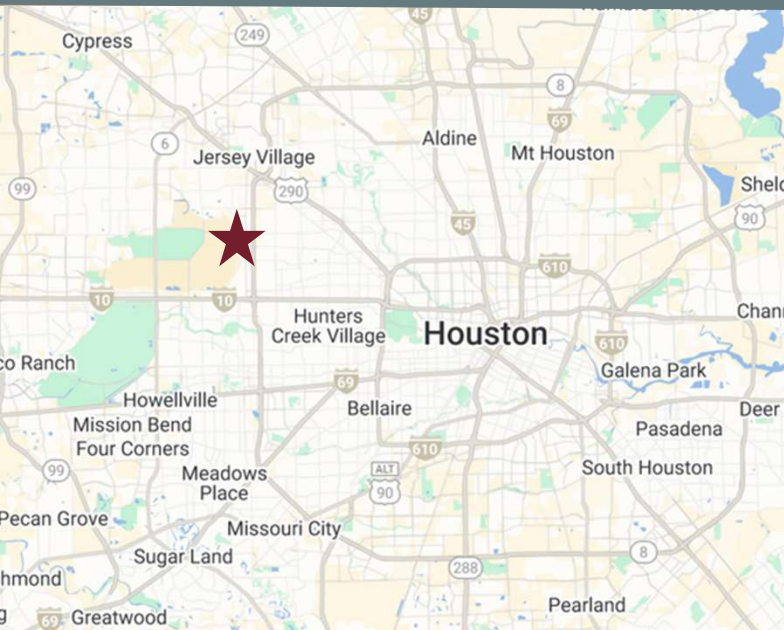


6431 Cunningham Road
Houston, Texas 77041

15,000 SF Office / Warehouse

FOR LEASE

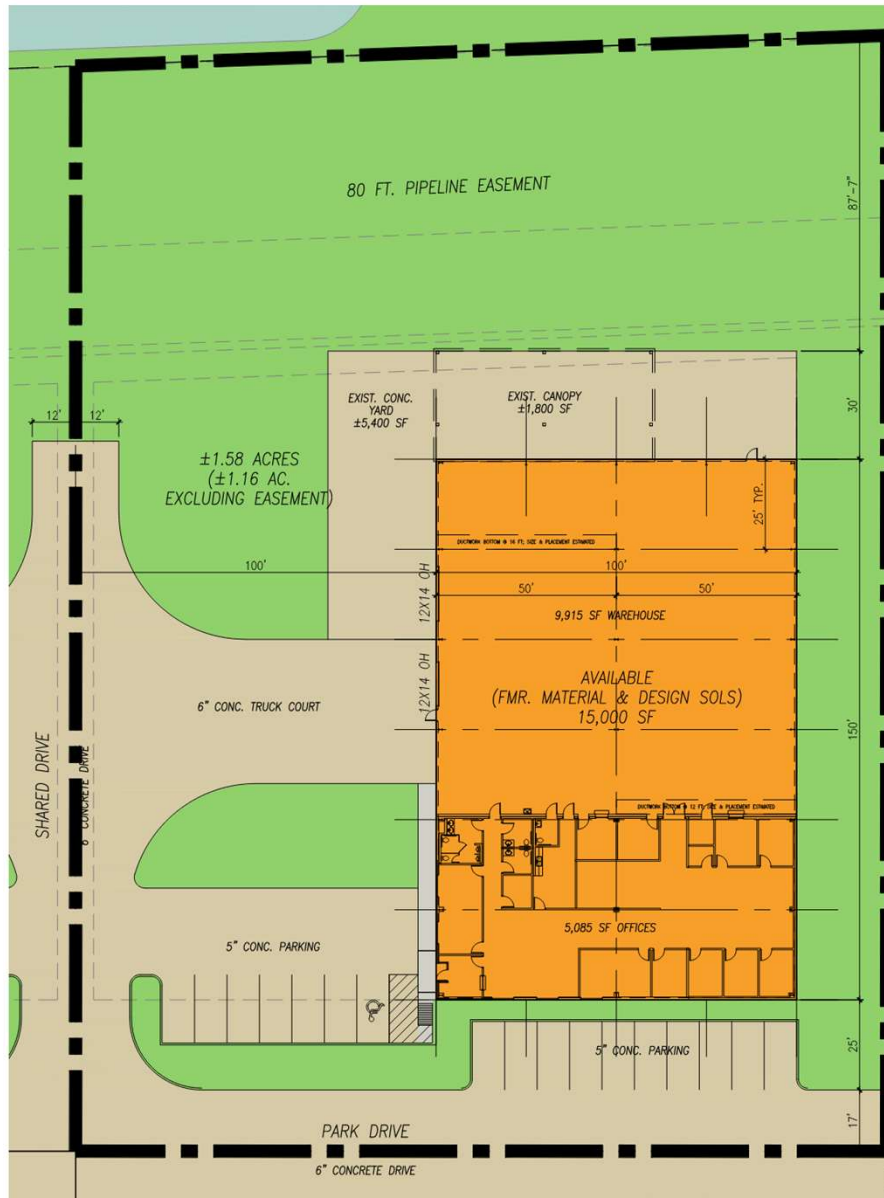


COPELAND RHEA
crhea@claydevelopment.com
(713) 789-2529

CATHERINE CHAPMAN
cchapman@claydevelopment.com
(713) 789-2529

Cunningham Business Park

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS



Building Features

- **Total Building:** ±15,000 SF
- **Office:** 5,085 SF
- **Total AC Warehouse:** 9,915 SF
- **Land Size:** ±1.16 Acres, net usable
- **Total Paved Yard:** ±5,400 SF
- **Truck Court:** 100' Depth
- **(2) 12' x 14' Grade Level Door**
- **10-Ton Crane Ready**
- **Power:** 600 amps, 480 volt, 3 phase
- **17 Car Parks** (1.13/1,000 SF)
- **24' Eave**
- **Sprinkler:** No
- **Jurisdiction:** Harris County
- **Regional Detention**
- **Deed restricted park with professional management**