

SUBLEASE

7014 BELGOLD ST.

SUITE E, HOUSTON TX 77066

INDUSTRIAL OFFICE/WAREHOUSE WITH CANOPY AND
FENCED YARD

OFFICE/WAREHOUSE-FLEX

UNIT E | 8,000 SF

OFFICE/WAREHOUSE | 2,500 SF

CANOPY | 5,500 SF

EXPIRATION | 10/31/2027

LEASE RATE

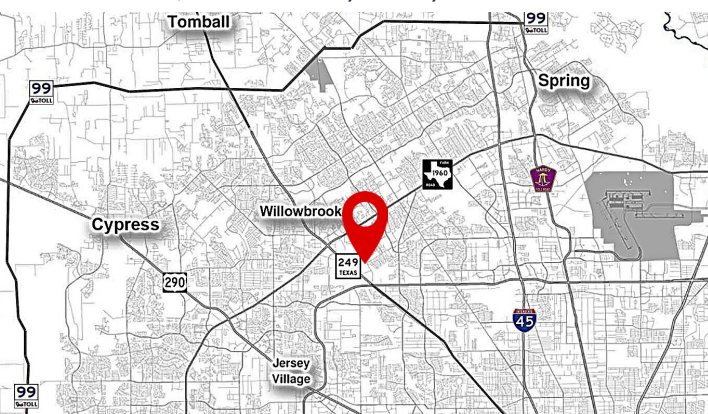
\$0.65/SF
MODIFIED GROSS

SUITE HIGHLIGHTS

- MOVE-IN READY
- FENCED YARD SPACE
- (1) 12'X20' ROLL UP DOOR
- 16' CLEAR HEIGHT
- 240 VOLT, 100-200 AMP POWER
- NEW EXTERIOR LED LIGHTING
- EXTERIOR SHEET METAL REPAIR

MOVE-IN READY INDUSTRIAL FLEX SPACE

Recently renovated in 2024, this clean, well-lit industrial facility offers functional office/warehouse space, a fenced yard, and convenient access approximately 2 miles from Beltway 8 and Highway 249. The property is also located outside of all floodplains, making it a strong option for users seeking an accessible, move-in-ready facility.



NEWCOR

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ADDITIONAL PHOTOS



PROPERTY HIGHLIGHTS



EASY HIGHWAY ACCESS

Convenient access to Highway 249 and Beltway 8 via Cutten Road.



ESTABLISHED INDUSTRIAL CORRIDOR

Located in NW Houston's Willowbrook industrial area.



SURROUNDING INDUSTRIAL INFRASTRUCTURE

Surrounded by existing warehouse, flex, and industrial facilities.



NEARBY BUSINESS AMENITIES

Close to the FM 1960 commercial corridor and supporting services.

