

# FLEX SPACE FOR LEASE

West Bellfort at S Dairy Ashford, Houston, TX 77009

FOR LEASE & FOR SALE



**BELVOIR**  
REAL ESTATE GROUP, LLC



## PROPERTY HIGHLIGHTS

- Newly Built Flex Space
- Building A is For Sale as well
- 2,000 SF - 7,500 SF Available
- \$10 + NNN
- 16' Ceiling Height
- 14' x 12' Drive-in Roll Up Doors
- Flexible Build-Out & Size Options
- Landlord Will Build Out Tenant's Space
- Call Broker About Sales Price

## PROPERTY OVERVIEW

This built to suit property is 5,500 and 7,000 SF of newly built flex space for lease, located on West Bellfort at Dairy Ashford. Building A is up for Sale Site location is within 3 miles of Highway 6, IH-69, and Beltway 8.



# WEST BELLFORT AT DAIRY ASHFORD

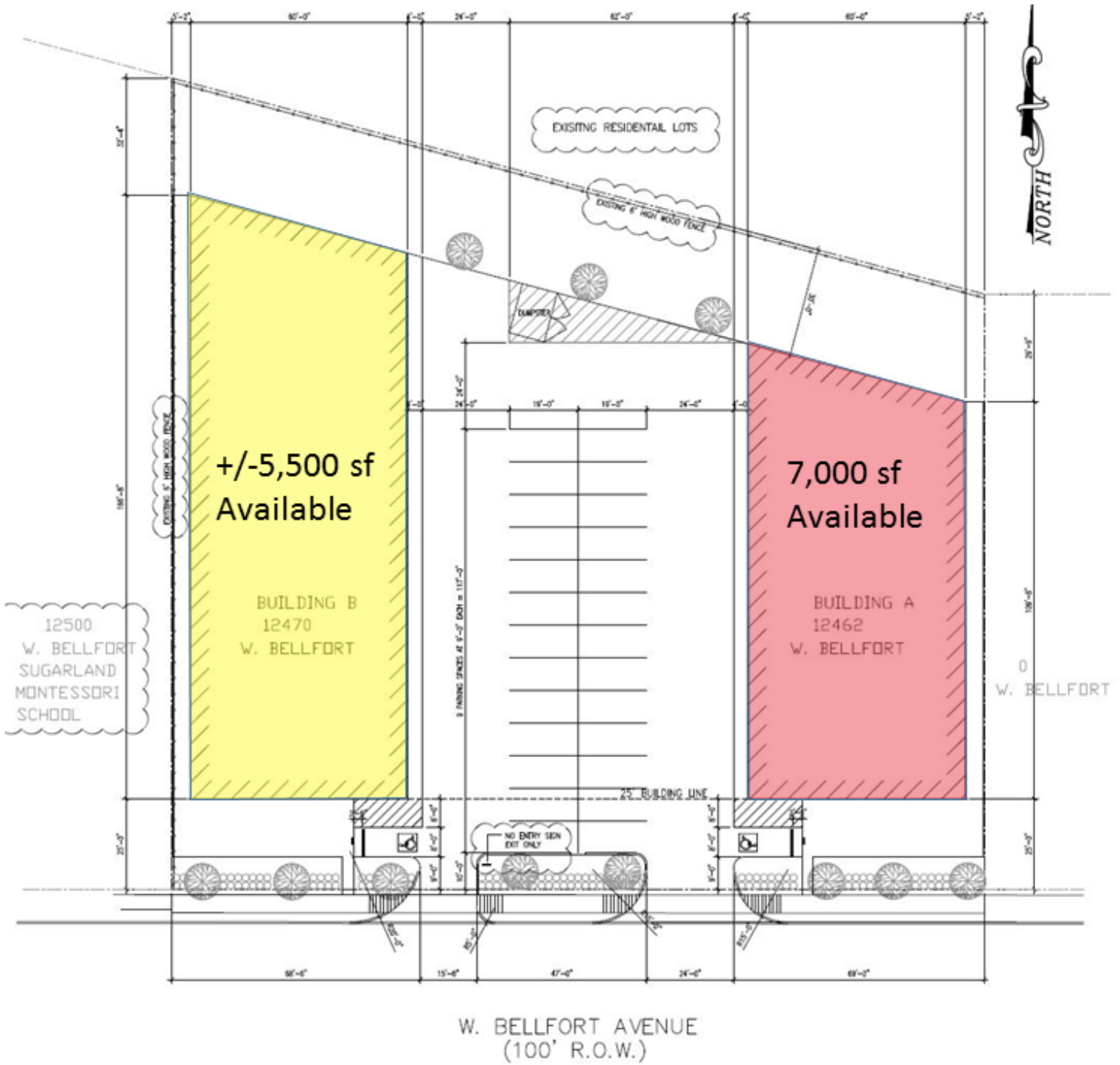
Houston, TX 77099

SITE PLAN



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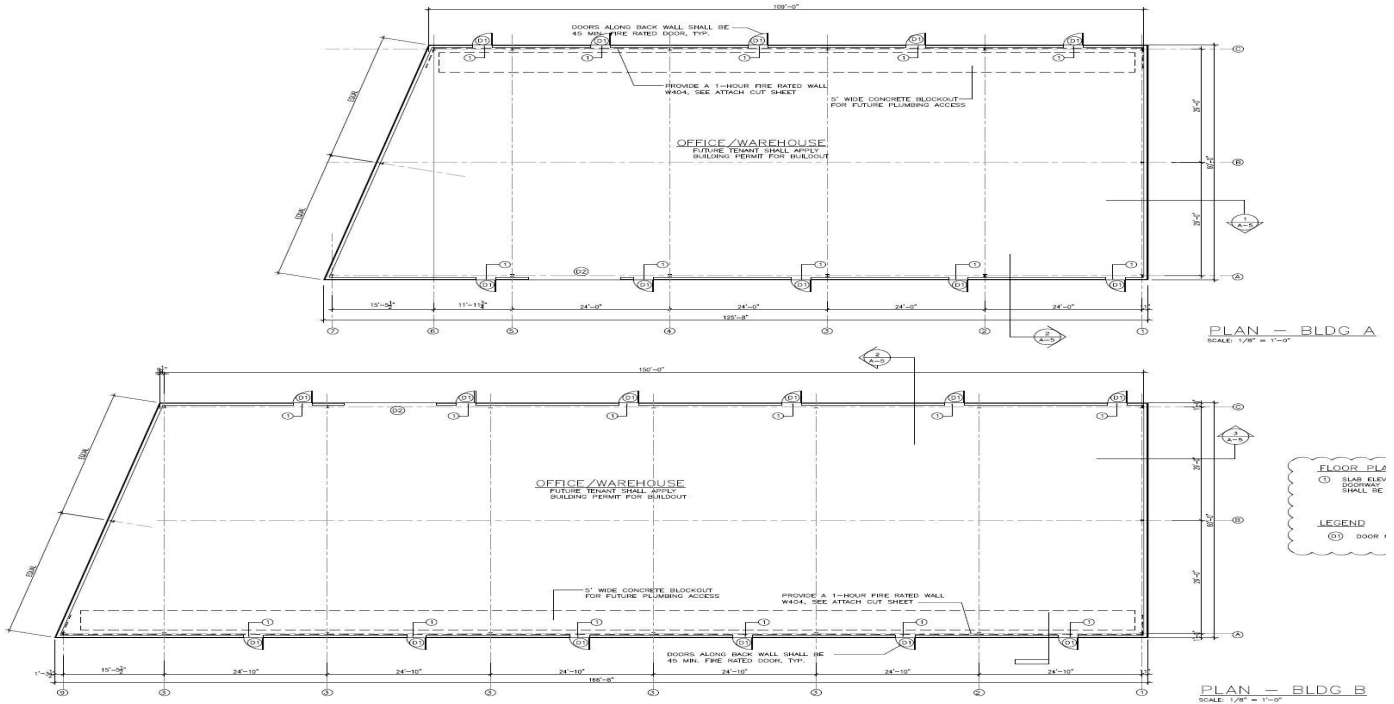
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## DEMENSIONS

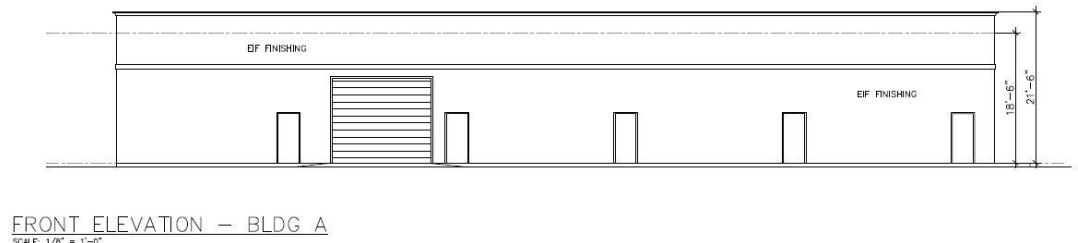


# BELVOIR

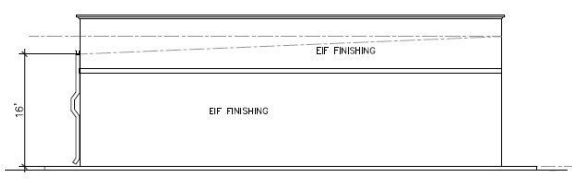
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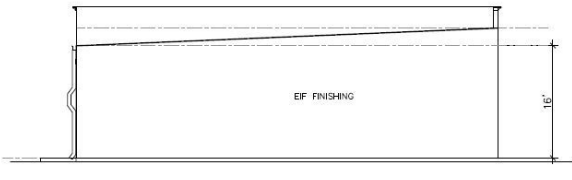
DOOR SCHEDULE	
<b>B</b>	<b>A</b>
14" x 12" OVERHEAD STEEL DOOR WITH 24 GA. STEEL, ROLLER DRUM WITH WOOD MANUAL FILL CHAIN, BOTTOM WITH TUBULAR WEATHER STOPPING, STANDARD POWDER COAT, COLOR SELECTED BY ARCHITECT.	3'-0" x 7'-0" HOLLOW METAL DOOR, PAINTED FINISH
	THRESHOLD WEATHERSTRIP DOOR BOTTOM



FRONT ELEVATION - BLDG A  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BLDG A  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BLDG A  
SCALE: 1/8" = 1'-0"

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ADDITIONAL PHOTOS



# 12462 & 12470 W BELLFORT BLVD

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LOCATION MAPS



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