

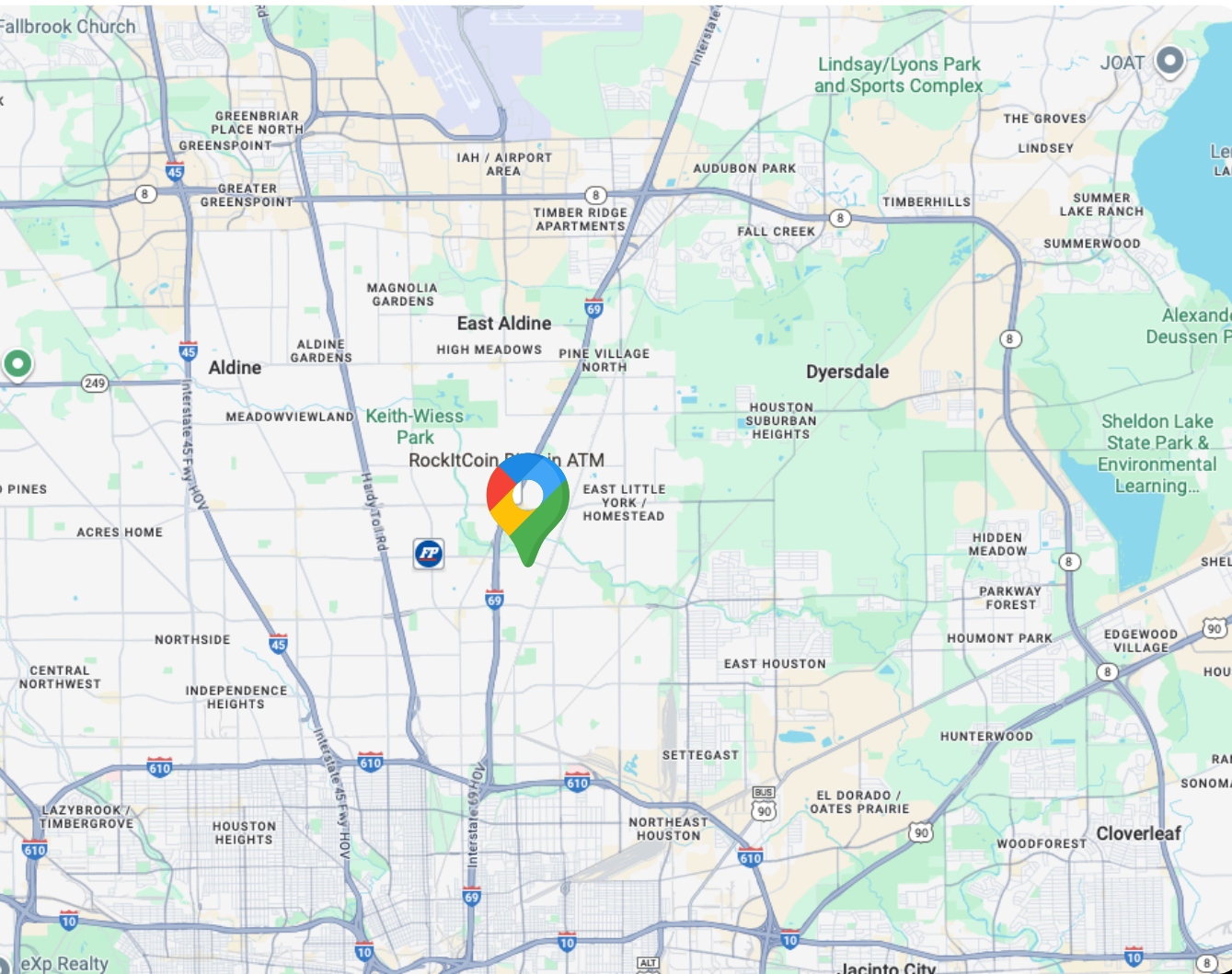
4315 Parker Rd

5,800 SF of Industrial Warehouse Space in Houston, TX



Property Overview

Versatile industrial warehouse offering 5,800 SF of functional space on $\frac{3}{4}$ of an acre in prime North Houston. Built for performance with 12 roll-up doors, 14–18 ft ceiling heights, a 4-inch concrete slab, and two 5-ton A/C units with recently updated ductwork. Perfect for warehouse, distribution, light manufacturing, contractor operations, auto or fleet storage, fitness, or creative flex use. The property also features an ample yard for outdoor storage or expansion, making it ideal for growing businesses that need space to operate and scale.



Building Type

Warehouse

Year Built

2013

Building Size

5,800 SF

Lot Size

30,000 SF

Building Class

B

Price

Call Broker





Features

- **Two 5-Ton HVAC Units** – ductwork recently updated
- **Secure Fenced Yard** – ideal for storage, parking & operations
- **4-Inch Reinforced Concrete Slab.**
- **18' Warehouse Ceilings | 14' Office/Living Ceilings | 12' Roll-Up Doors.**
- **Strategic North Houston Location** – quick access to US-59, Beltway 8 & Loop 610
- **Functional Layout** – ±88' x 66' main warehouse plus ±20' x 78' additional room
- **Strong Owner-User or Investment Opportunity** – functional layout with expansion potential

Demographics

POPULATION	HOUSEHOLD	AVG HOUSEHOLD INCOME	OWNER OCCUPIED HOUSEHOLDS	RENTER OCCUPIED HOUSEHOLDS	AVG HOUSEHOLD SIZE	MEDIAN AGE
5 Miles 282,364	5 Miles 89,205	5 Miles \$62,244	5 Miles 51,155	5 Miles 44,677	5 Miles 3.1	5 Miles 34.7
10 Miles 1,127,120	10 Miles 412,242	10 Miles \$95,424	10 Miles 51,155	10 Miles 232,531	10 Miles 2.6	10 Miles 35.4



Sydney Peterson

Lic# 805042

919-402-3160

sydneyalisonpeterson@gmail.com

www.expcommercial.com



Diego Blanco

Lic# 651465

832-659-1252

diego@millennialhouston.com

www.expcommercial.com

