

BERRY WINKLER BUSINESS PARK

5956 – 6000 BERRY BROOK DR & 9400 – 9433 WINKLER DR,
HOUSTON, TX 77017



**SOUTHEAST HOUSTON
OUTER LOOP SUBMARKET**



**GREAT ACCESS TO I-45
AND BELTWAY 8**



12'-18' CLEAR HEIGHT



GRADE-LEVEL LOADING



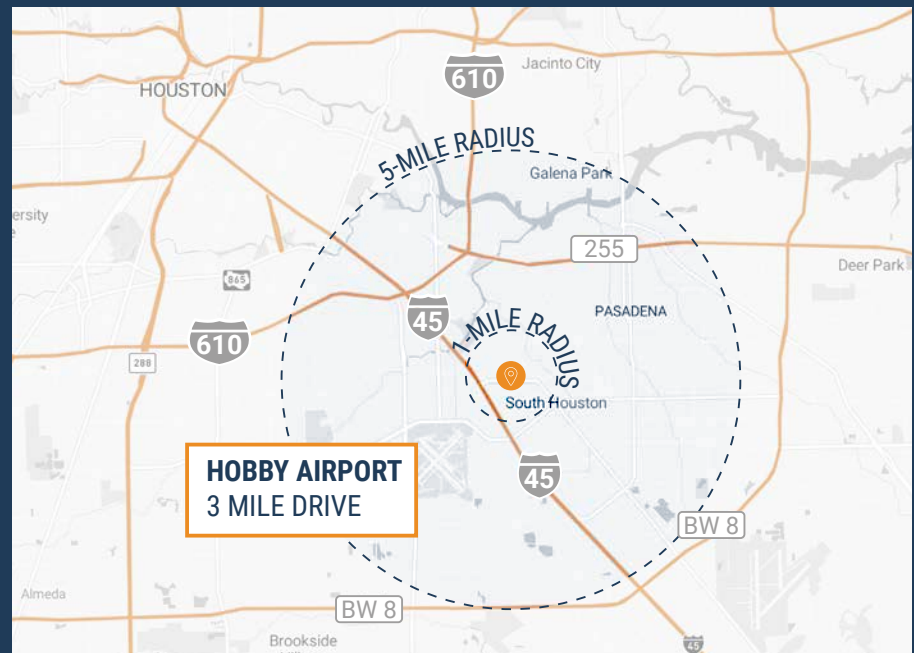
OUTSIDE STORAGE AVAILABLE



AMPLE TENANT PARKING



1,500 SF – 13,500 SF AVAILABLE



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FORT CAPITAL

This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.



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BERRY WINKLER BUSINESS PARK

5956 – 6000 Berry Brook Dr & 9400 – 9433 Winkler Dr
Houston, TX 77017

SITE PLAN



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FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 13,500 SF Total Available
- » 1,680 SF Office
- » 11,820 SF Warehouse
- » (2) 12' x 14' Grade Level Doors
- » (1) 14' x 20' Grade Level Doors
- » 3,000 SF Outside Fenced Storage



**All SF labels are approximations

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