

# 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**



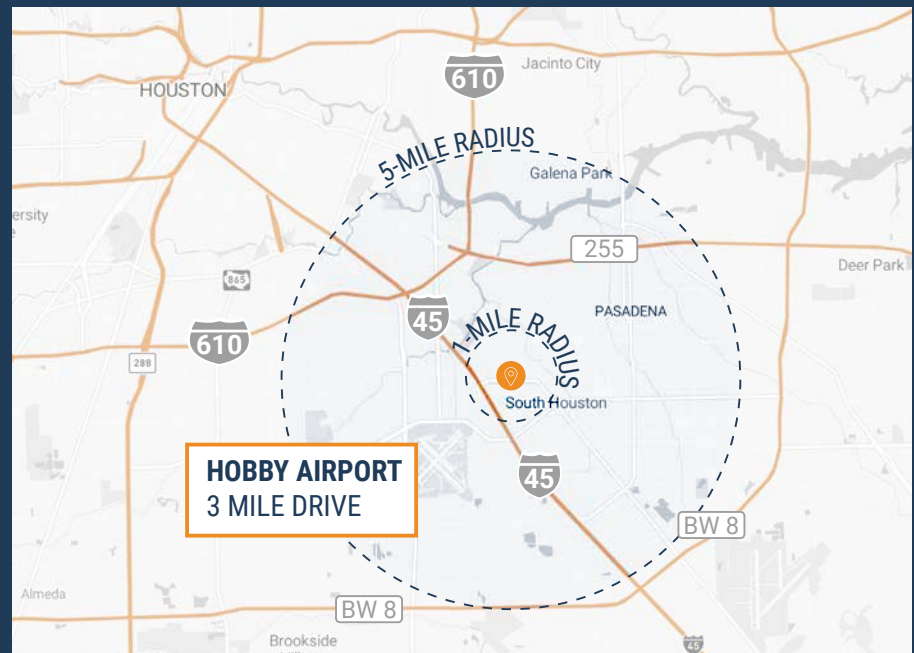
**OUTSIDE STORAGE AVAILABLE**



**AMPLE TENANT PARKING**



**1,500 SF – 13,500 SF AVAILABLE**



**THOMAS PFEIFER**



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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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## 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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