

BERRY WINKLER BUSINESS PARK

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



**SOUTHEAST HOUSTON OUTER LOOP
SUBMARKET**



GREAT ACCESS TO I-45 & BELTWAY 8



12'-18' CLEAR HEIGHT



OUTSIDE STORAGE AVAILABLE



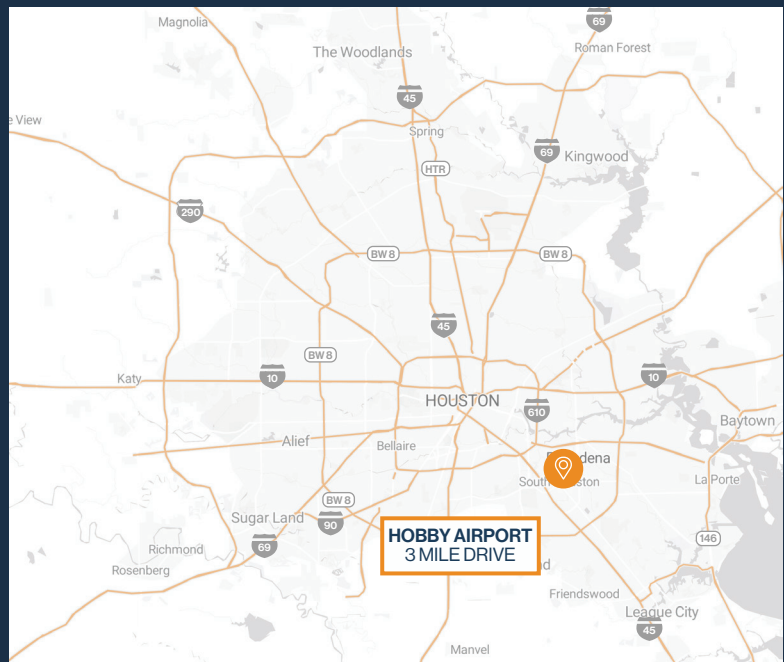
GRADE-LEVEL LOADING



AMPLE TENANT PARKING



**1,500 SF – 13,500 SF SUITES
AVAILABLE**



RYAN YOUNG



281.584.3320



ryan.young@fort-companies.com



FORT
LEASING

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



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SITE PLAN



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5956-6000 BERRY BROOK DR
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UNIT 5956-BB – 13,500 SF

1,680 SF OFFICE / 11,820 SF WAREHOUSE

- (3) Grade-Level Doors
- Fenced Storage
- (2) Bathrooms



**All SF labels are approximations

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UNIT 9409-W – 1,500 SF

1,500 SF OFFICE / 0 SF WAREHOUSE

- Open Office/Storefront
- (1) Bathroom
- (1) Private Office

