

FOR SALE

BERRY WINKLER BUSINESS PARK

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



43,300 SQUARE FEET

LIGHT INDUSTRIAL COMPLEX IN SOUTHEAST HOUSTON
OUTER LOOP SUBMARKET



INVESTMENT SUMMARY

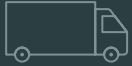
Berry Winkler Business Park is a 43,300 SF light industrial complex located in the Southeast Houston Outer Loop submarket—an active and growing industrial corridor with strong tenant demand. The property is currently 68% leased, with the largest contiguous vacancy totaling 13,500 SF, offering a unique opportunity for both investors and owner-users.

For investors, the asset presents a value-add opportunity through lease-up of the remaining space and stabilization of cash flow. For owner-users, Berry Winkler offers the ability to occupy a significant portion of the business park while benefiting from existing rental income provided by established tenants.

With its flexible suite sizes, strong market fundamentals, and strategic location, Berry Winkler Business Park is well-positioned for long-term appreciation and income growth.



PROPERTY OVERVIEW



**Great access to I-45 and
Beltway 8.**



**Located in a active and
growing industrial corridor.**



**Close proximity to Hobby
Airport.**



**Single-Tenant Building
Opportunity.**



SITE PLAN

5956 BERRY BROOK DR

TOTAL SF	13,500 SF
CLEAR HEIGHT	18' CLEAR HEIGHT
DOOR TYPE	3 GRADE LEVEL DOORS
DOOR SIZE	10' X 10'
ADDITIONAL FEATURES	10,000 SF STABILIZED YARD

6000 BERRY BROOK DR

TOTAL SF	12,000 SF
CLEAR HEIGHT	20' CLEAR HEIGHT
DOOR TYPE	1 GRADE LEVEL DOOR
DOOR SIZE	12' X 14'
ADDITIONAL FEATURES	FULLY SPRINKLERED

9400-9433 WINKLER DR

TOTAL SF	17,800 SF
CLEAR HEIGHT	12' CLEAR HEIGHT
DOOR TYPE	3 GRADE LEVEL DOORS
DOOR SIZE	8' X 10'
ADDITIONAL FEATURES	FULLY SPRINKLERED



LOCATION MAP

NORTH

NORTHEAST

NORTHWEST

WEST

CBD HOUSTON

SOUTHWEST

SOUTH

SOUTHEAST

THE WOODLANDS
SPRING
ATASCOCITA
MISSION BEND
SUGAR LAND
MISSOURI CITY
ROSENBERG
FRIENDSWOOD
LEAGUE CITY
TEXAS CITY
GALVESTON
BAYTOWN
LA PORTE
PASADENA

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LOCATION MAP

NORTH

NORTHEAST

NORTHWEST

WEST

CBD HOUSTON

SOUTHWEST

SOUTH

SOUTHEAST

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