

# GARRITY COMMERCIAL REAL ESTATE

5402 Mount Royal Circle, Houston, Texas 77069

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## FOR SALE -

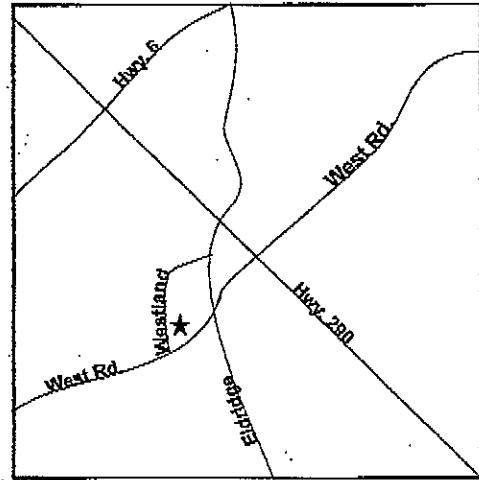
June 2009 →

2010

(Cooley & Cooley Ltd. Building)

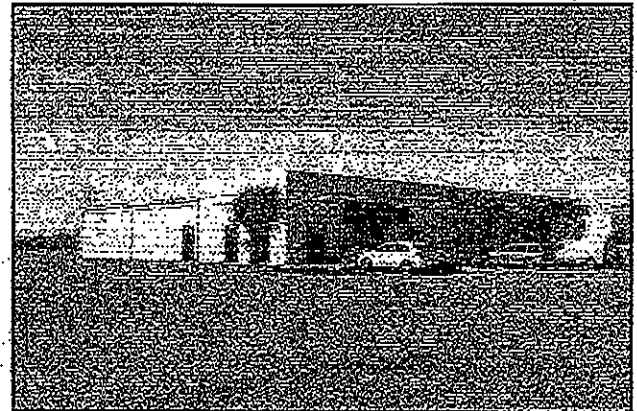
### Location

- 8550 Westland West Blvd.  
Houston, TX 77041-1214 USA  
<Key Map 408H> - Westland Business Park
- Northwest Bound on Hwy 290 - Exit West Rd.
- 17 miles Northwest of Houston CBD



### Building

- 10,800 SF - Office/Warehouse/Lab  
One story, tilt wall/steel frame (built 1992)  
See building floor plan on reverse
- Office - 2,025 SF
- Lab Processing - 2,066 SF
- Warehouse - 6,709 SF  
(Semi Dock Loading & 16 FT Clear)
- \* FDA Certified for manufacturer sale of medical / devices  
with Hazmat and climate control rooms
- \* Various equipment also available



### Land

- 1+ Acre (55,729 sf)  
Frontage - 220 ft  
Dept - 243 ft

### Price

← \$895,000 →

\$795,000

### Property Tour

- Shown only by appointment due to current business operations, security area & sellers instructions.

# Garrity

COMMERCIAL REAL ESTATE

For more information, contact:

**James A. Garrity**

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