

FONDREN INDUSTRIAL PARK



REFRESHED. CENTRAL. WELCOMING.

AVAILABLE | 13475 FONDREN RD. HOUSTON, TX 77085
1,100SF – 4,800FT RANGE

POSITIONED FOR PERFORMANCE

BaySpace Fondren Industrial Park provides newly renovated spaces ideal for client-facing businesses and those seeking operational efficiency. The 2.7-acre campus features a variety of spaces including warehouse spaces with glass, storefront style entrances, abundant parking, and landscaped grounds. This welcoming campus is well suited for a range of businesses including auto repair, landscaping, light distribution, fabrication shops, boutique gym, storage, and more.



PROPERTY BENEFITS

18-foot clear heights with large roll-up overhead doors.

Grade-level loading for efficient access.

Warehouses with storefront-style entrances, airconditioned reception areas and private restrooms.

Ample parking for clients, guests, and employees.

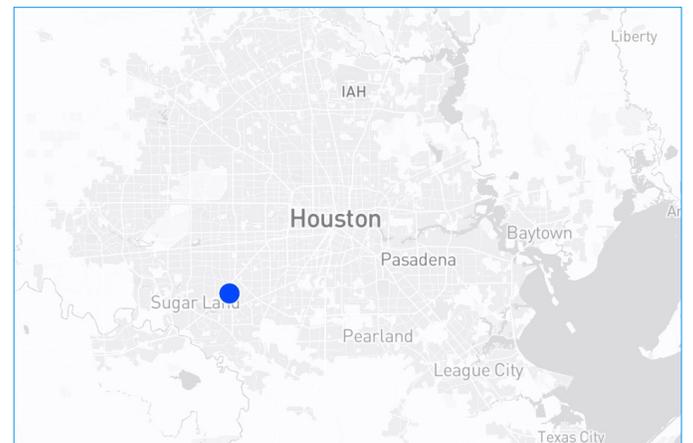
Professionally managed offering tenants responsive support.

A CONNECTED AND THRIVING LOCATION

BaySpace Fondren Industrial Park sits at the crossroads of Sam Houston Tollway and Highway 90 Alt placing you less than 10 minutes from I-69 and I-610. William P. Hobby Airport and the Port of Houston—the highest-capacity port in the U.S. by tonnage—are less than 30 minutes from the park. Additionally, the campus' central Houston location, is nearly equidistant between downtown Houston and Sugar Land, allowing efficient access across Southwest and Central Houston.

More than 1.2 million people are accessible within a 10-mile radius of the campus, supported by a strong surrounding consumer base with an average household income of \$96,000 and annual consumer spending of \$15.4 billion. Tenants also enjoy everyday convenience, with 70+ restaurants and amenities within a 10-minute drive.

Fondren Industrial Park delivers modern space, central access, and operational flexibility in one of Houston's most connected corridors. Schedule a visit today and see how your business can thrive at Fondren Industrial Park.



LEARN MORE ABOUT THIS PROPERTY AND
VIEW MORE PHOTOS HERE 

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