FOR LEASE



TOWNEWEST WAREHOUSE

13722 TOWNEWEST BLVD, SUGAR LAND, TX 77498

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE





PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	1,500- 13,500 SF (Divisible)
Rental Rate	$1.20/ SF per month
NNN	$0.30/ SF per month
Building Size	13,500 SF
NNN	N/A - Warehouse
Building Size	Warehouse / Flex / Light Indutrial

DEMOGRAPHICS

Population (2025)	2 mi. - 53,092 5 mi. - 109,735
Average Household Income	2 mi. - $120,360 5 mi. - $98,394

Area Retailers

CONTACT INFORMATION

IBRAHIM NASSAR

nassar@nassargroupllc.com

713-373-6243

DAN DINESH

dan@apexrealtors.com

407-764-2144

TOWNEWEST WAREHOUSE

Townewest Warehouses offers flexible, newly available warehouse and light-industrial spaces in the heart of Sugar Land. Conveniently located near major roadways including Highway 6 and U.S. 59, the property provides excellent accessibility for distribution, service, and local business operations. Each unit features efficient layouts, high ceilings, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing. As an added incentive, the landlord is including a finished office and bathroom with each unit.

This professionally managed property offers tenants competitive lease rates, a clean and secure environment, and ample on-site parking — making it an outstanding opportunity for small to mid-size businesses seeking quality industrial space in a prime suburban location.

- **Office & Bathroom Included** – Each unit comes with a finished office and private restroom as a landlord incentive.
- **Prime Sugar Land Location** – Excellent accessibility near Highway 6 and U.S. 59 for seamless distribution and business operations.
- **Modern, Flexible Spaces** – High ceilings, efficient layouts, a grade-level overhead doors ideal for storage, logistics, or light manufacturing.

DELIVERY DATE: DECEMBER 2025

PROPERTY HIGHLIGHTS

- **Prime Sugar Land Location**

Conveniently situated near Highway 6 and U.S. 59, providing excellent accessibility for distribution, service, and local business operations.

- **Modern, Flexible Spaces**

Each unit features high ceilings, efficient layouts, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing.

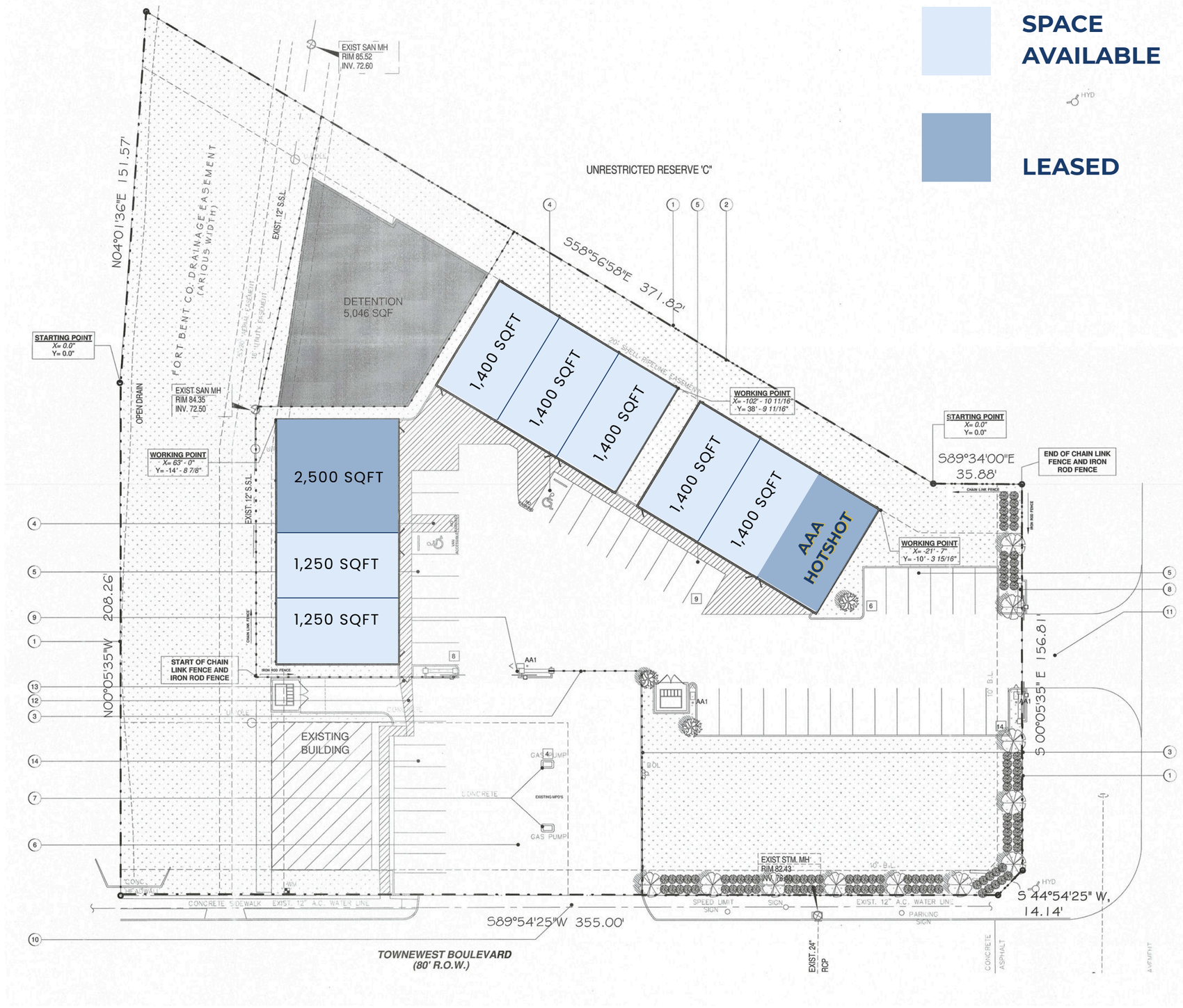
- **Office & Restroom Included**

Each unit includes a finished office and private bathroom, offered as a landlord incentive.

- **Professional Management**

Clean, secure, and well-maintained property with ample on-site parking and competitive lease rates.

SITE PLAN


SPACE AVAILABLE
LEASED
EXIST SAN MH
RIM 85.52
INV. 72.60
UNRESTRICTED RESERVE 'C'
N04°01'36"E 151.57'
FORT BEND CO. DRAINAGE EASEMENT
(VARIOUS WIDTH)
EXIST. 12" SSL
S58°56'58"E 371.82'
DETENTION
5,046 SQF
1,400 SQFT
1,400 SQFT
1,400 SQFT
1,400 SQFT
1,400 SQFT
AAA HOTSHOT
STARTING POINT
X= 0.0"
Y= 0.0"
EXIST SAN MH
RIM 84.35
INV. 72.50
OPEN DRAIN
WORKING POINT
X= 63' - 0"
Y= -14' - 8 7/8"
WORKING POINT
X= -102' - 10 11/16"
Y= 38' - 9 11/16"
STARTING POINT
X= 0.0"
Y= 0.0"
S89°34'00"E
35.88'
END OF CHAIN LINK FENCE AND IRON ROD FENCE
WORKING POINT
X= -21' - 7"
Y= -10' - 3 15/16"
2,500 SQFT
1,250 SQFT
1,250 SQFT
START OF CHAIN LINK FENCE AND IRON ROD FENCE
N00°05'35"W 208.26'
S 00°05'35" E 156.81'
EXISTING BUILDING
GAS PUMP
GAS PUMP
EXISTING MPD'S
CONCRETE
EXIST STM. MH
RIM 82.43
INV. 78.80
S 44°54'25" W,
14.14'
CONCRETE SIDEWALK
EXIST. 12" A.C. WATER LINE
S89°54'25"W 355.00'
SPEED LIMIT SIGN
SIGN
EXIST. 12" A.C. WATER LINE
PARKING SIGN
EXIST. 24" RCP
CONCRETE
ASPHALT
TOWNEWEST BOULEVARD
(80' R.O.W.)

FOR LEASE

SITE

TOWNEWEST WAREHOUSE I 13722 TOWNEWEST BLVD, SUGAR LAND, TX 77498



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