

FOR SALE OR LEASE

4 Industrial Freestanding Buildings
Delivering Q3 2026



HUMBLE WESTFIELD
BUSINESS PARK

9035 Humble Westfield Rd.
Humble, TX 77338



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 **STREAM**

 **BCS**

BUILDING HIGHLIGHTS

Building 1

- 210' x 260'
- 54,600 SF
- One (1) 14' x 16' ramp
- Fourteen (14) 9' x 10' dock-high doors
- 800 Amps

Building 2

- 210' x 208'
- 43,680 SF
- One (1) 14' x 16' ramp
- Eleven (11) 9' x 10' dock-high doors
- 600 Amps

Building 3

- 210' x 150'
- 31,500 SF
- One (1) 14' x 16' ramp
- Six (6) 9' x 10' dock-high doors
- 400 Amps

Building 4

- 210' x 186'
- 39,060 SF
- One (1) 14' x 16' ramp
- Nine (9) 9' x 10' dock-high doors
- 400 Amps



HUMBLE WESTFIELD BUSINESS PARK

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PROPERTY SPECIFICATIONS



168,840
Total Square Feet



11.4
Total Acreage



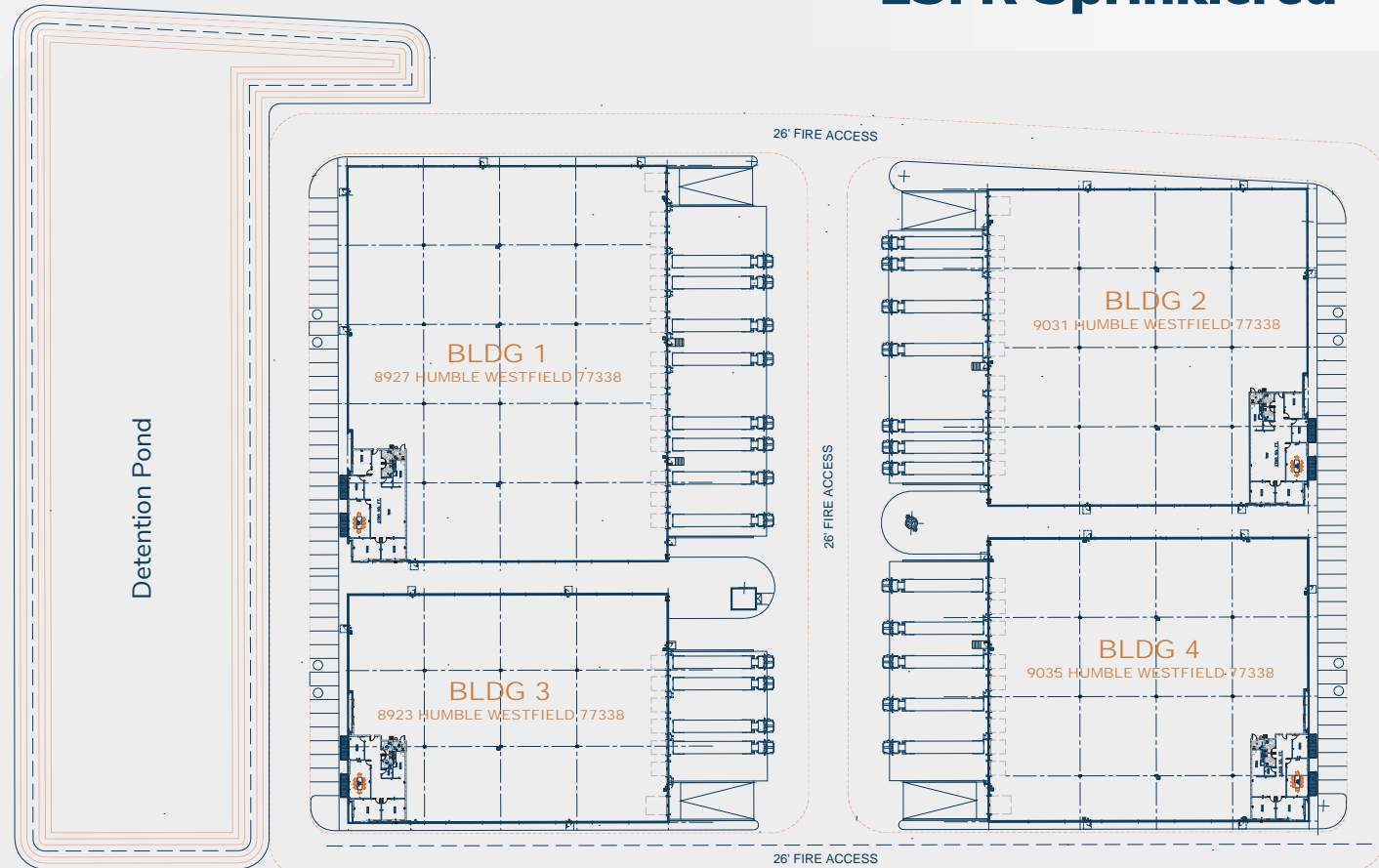
32'
Clear Height



60'
Speed Bay



50' x 52'
Typical Bay



ESFR Sprinklered

FUTURE PARK LAYOUT

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HUMBLE WESTFIELD
BUSINESS PARK



BUILDING 1
54,600 SF

BUILDING 2
43,680 SF

BUILDING 4
39,060 SF

BUILDING 3
31,500 SF

FM-1960 BUSINESS

FUTURE SITE LOCATION

9035 Humble Westfield Rd. | Humble, TX 77338



HUMBLE WESTFIELD
BUSINESS PARK

PROPERTY INFORMATION

- Prime industrial development on FM-1960 Business, strategically positioned between U.S. 59 and George Bush Intercontinental Airport (IAH)
- As of 2024, IAH serves over 48.4 million passengers annually, employs more than 207,000 people, and plays a crucial role in air cargo operations, handling 552,330 metric tons of cargo in 2024
- The property is surrounded by key employment hubs, including major distribution centers, business parks, and hospitals
- Convenient connectivity to Beltway 8, I-45 North, and U.S. 59 for seamless regional access



DEMOGRAPHICS

	1 mile	3 miles	5 miles	15 min.
2029 Projected Population	10,043	47,981	120,920	229,632
Daytime Population	13,378	59,334	131,773	239,632
Average HH Income	\$73,165	\$80,817	\$90,066	\$90,764

CORPORATE NEIGHBORS MAP

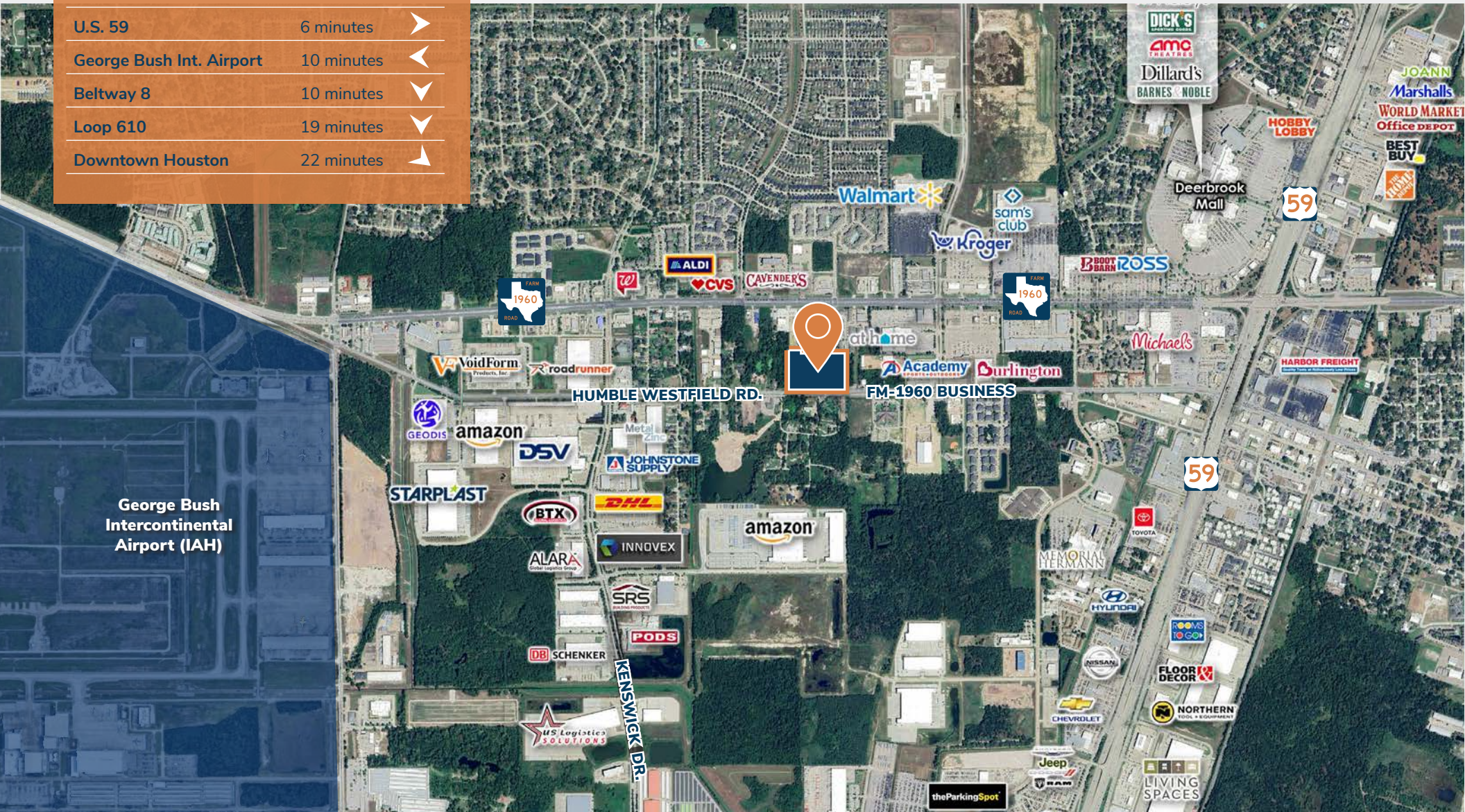
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HUMBLE WESTFIELD
BUSINESS PARK

DRIVE TIMES

U.S. 59	6 minutes	▶
George Bush Int. Airport	10 minutes	◀
Beltway 8	10 minutes	◀
Loop 610	19 minutes	◀
Downtown Houston	22 minutes	◀



George Bush Intercontinental Airport (IAH)