

# For Sale or Lease

8226 Kerr  
Houston, TX 77029

**± 15,000 SF Facility on  
± 1.84 Acres of Land**



## Property Highlights

### SQUARE FOOTAGE

- ±15,000 SF Freestanding Building

### LAND SIZE

- ±1.84 Acres
- Outside Storage Area

### SALE PRICE/LEASE RATE

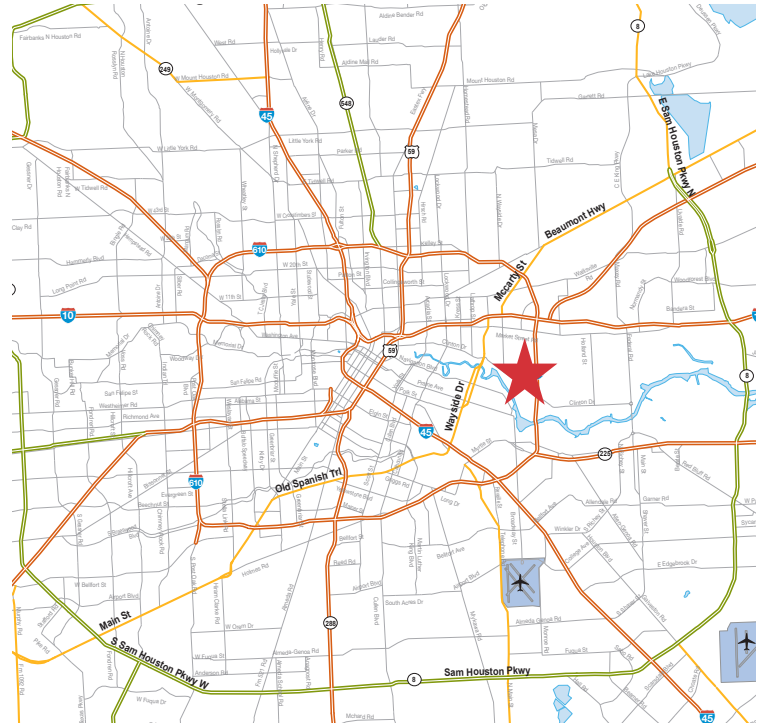
- \$725,000
- \$0.48/SF Gross

### LOCATION

- Located on Kerr just east of McCarty between Interstate 10 and Clinton Drive

### BUILDING FEATURES

- Metal Construction with Brick Facade
- ±3,000 SF of Office Area
- (3 Phase Power
- Six (6) Grade Level Doors
- Two (2) 5-Ton Overhead Cranes
- One (1) 2-Ton Trolley Crane
- Five (5) 1-Ton Jib Cranes



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