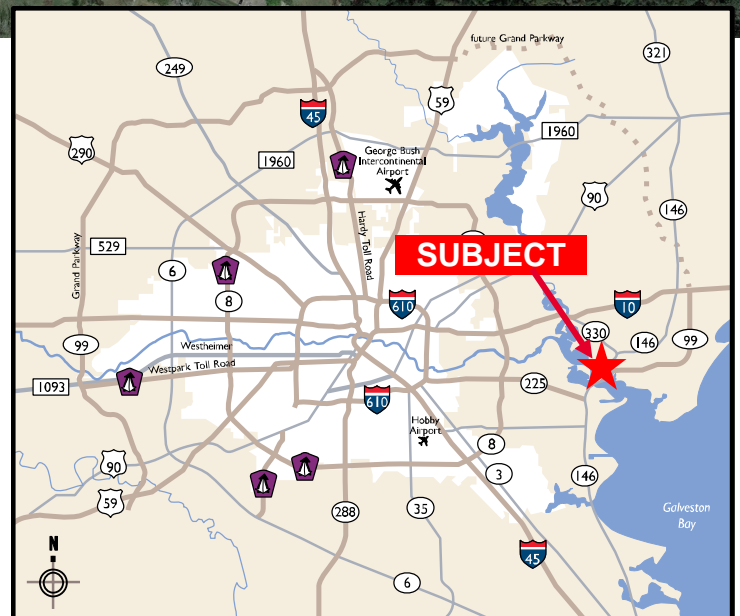


FOR SALE OR LEASE



- Two buildings with a total of $\pm 16,250$ sq. ft.
- $\pm 14,000$ sq. ft. warehouse
- 4 grade level doors
- +/- 14' eave
- $\pm 2,500$ sq. ft. air-conditioned office / warehouse
- 1 grade level door
- +/- 12' eave
- ± 6.5206 acres (± 3.2 acres stabilized)
- City of Baytown utilities
- Zoned light-industrial
- Outside 100-year floodplain
- Property did not flood during Harvey or Ike
- Close proximity to Hwy. 146, Exxon Mobil & Spur 330
- Lease rate: \$8,750/month NNN
- Sales Price: \$1,200,000



For more information, contact:

Coe Parker, SIOR
(713) 963 2825

Coe.Parker@cushwake.com

B. Kelley Parker III, SIOR
(713) 963 2896

Kelley.Parker@cushwake.com

John F. Littman, SIOR
(713) 963 2862

John.Littman@cushwake.com

Cushman & Wakefield
Licensed Real Estate Brokers
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com



1220 S. Airhart
Baytown, TX 77520



For more information, contact:

Coe Parker, SIOR
(713) 963 2825

Coe.Parker@cushwake.com

B. Kelley Parker III, SIOR
(713) 963 2896

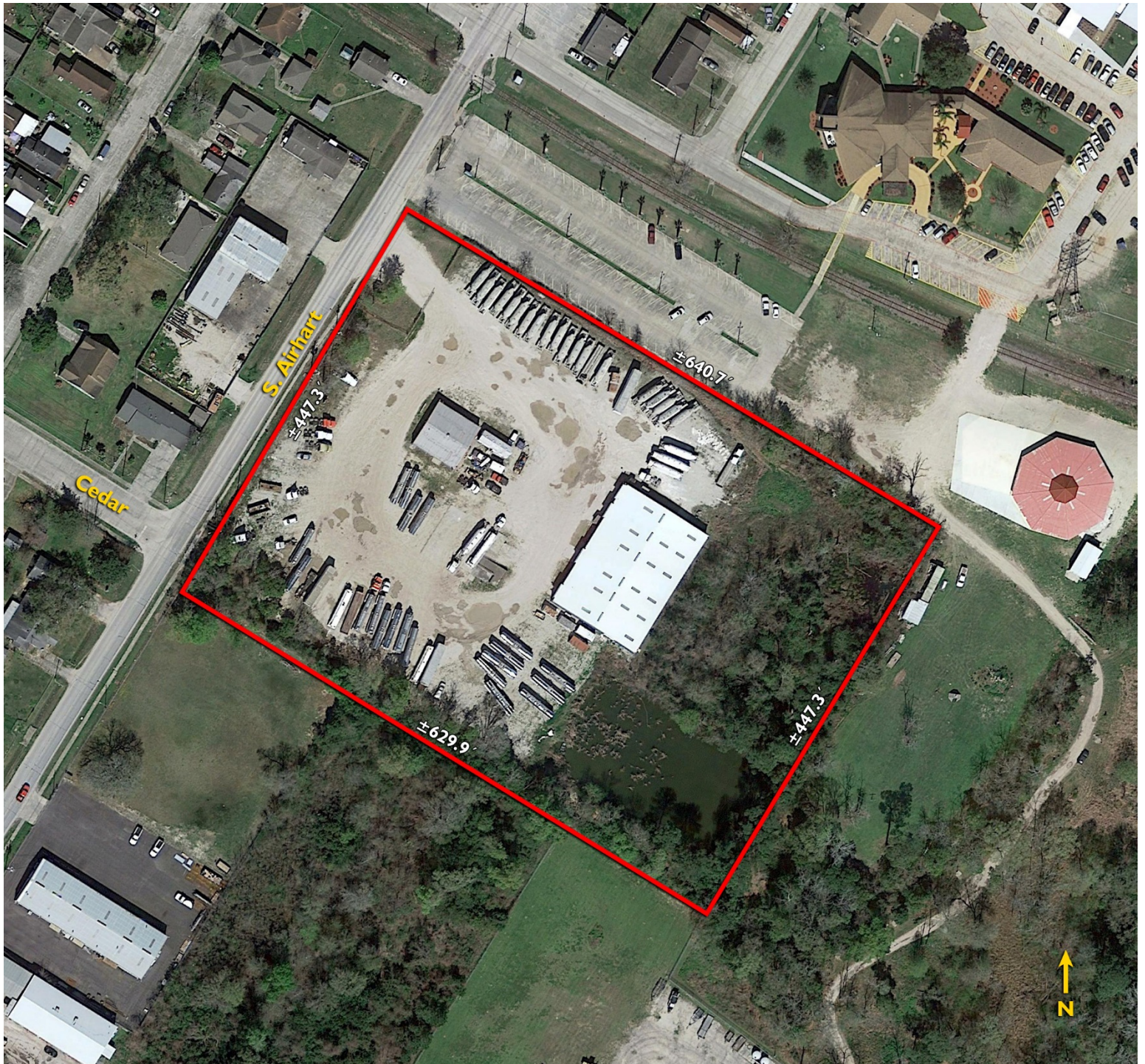
Kelley.Parker@cushwake.com

John F. Littman, SIOR
(713) 963 2862

John.Littman@cushwake.com

Cushman & Wakefield
Licensed Real Estate Brokers
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com

1220 S. Airhart
Baytown, TX 77520



For more information, contact:

Coe Parker, SIOR
(713) 963 2825

Coe.Parker@cushwake.com

B. Kelley Parker III, SIOR
(713) 963 2896

Kelley.Parker@cushwake.com

John F. Littman, SIOR
(713) 963 2862

John.Littman@cushwake.com

Cushman & Wakefield
Licensed Real Estate Brokers
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com