



# For Sale

**Four buildings totaling  $\pm 84,815$  s.f. on  $\pm 13.80$  Acres**

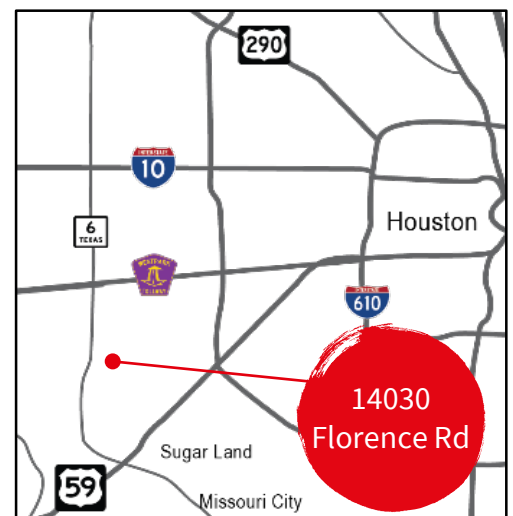
## Site Features:

- $\pm 84,815$  s.f. total
- $\pm 14,000$  s.f. of office total
- $\pm 64,575$  s.f. manufacturing/warehouse space
- $\pm 8,125$  s.f. climate controlled shop area
- $\pm 18'$  –  $22'$  eave height
- $\pm 13.80$  Acres
- Approximately 6,400 Amps
- Concrete Storage Area
- Grade/Dock Loading
- AVAILABLE JUNE 2019
- **Sale Price:** \$5,400,000
- Additional 5.95 Acres adjacent to property available for \$5.50/SF

**14030 Florence Rd.,  
Sugar Land, TX 77498**

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## Building 1

- ±24,000 s.f. Total
- ±8,000 s.f. Office (2 story)
- 22' Eave Height
- Approximately 2,000 AMPS
- 4 grade level / 1 dock well

## Building 2

- ±34,400 s.f. Total
- ±2,000 s.f. Office (throughout building)
- 22' Eave Height
- Approximately 1,200 AMPS
- 4 grade level / 1 dock well

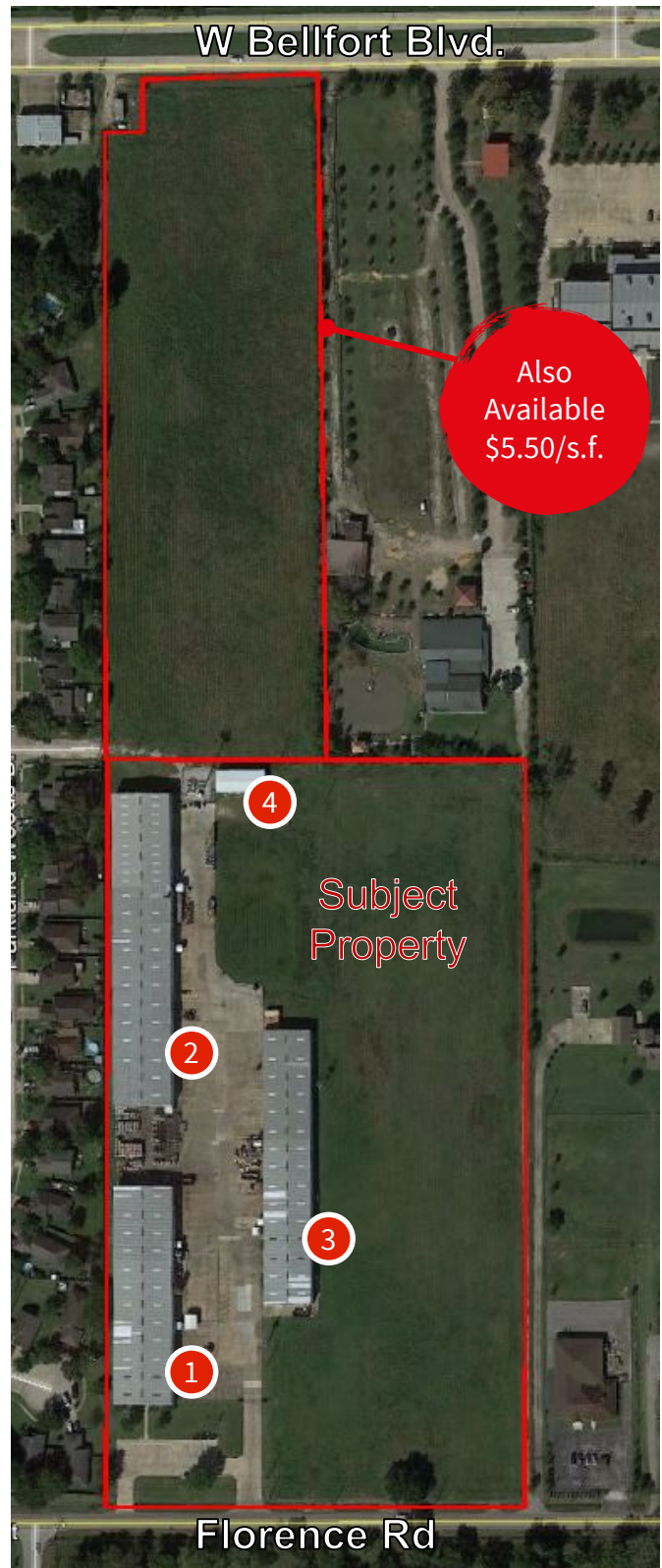
## Building 3

- ±24,375 SF Total
- ±4,050 Office (throughout building)
- ±8,125 s.f. Climate controlled shop area
- 18' Eave Height
- Approximately 3,200 AMPS
- 4 grade level / 1 dock well

## Building 4

- ±2,040 s.f. storage building

**Additional ±5.95 Acres with W Bellfort Frontage available for \$5.50/s.f.**



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