



### Property Highlights

Total Square Footage:

- ± 23,253 square feet
- Freestanding Building

Land Area:

- ± 1.25 acres

Lease Rate:

- \$0.40/SF Gross

Sale Price:

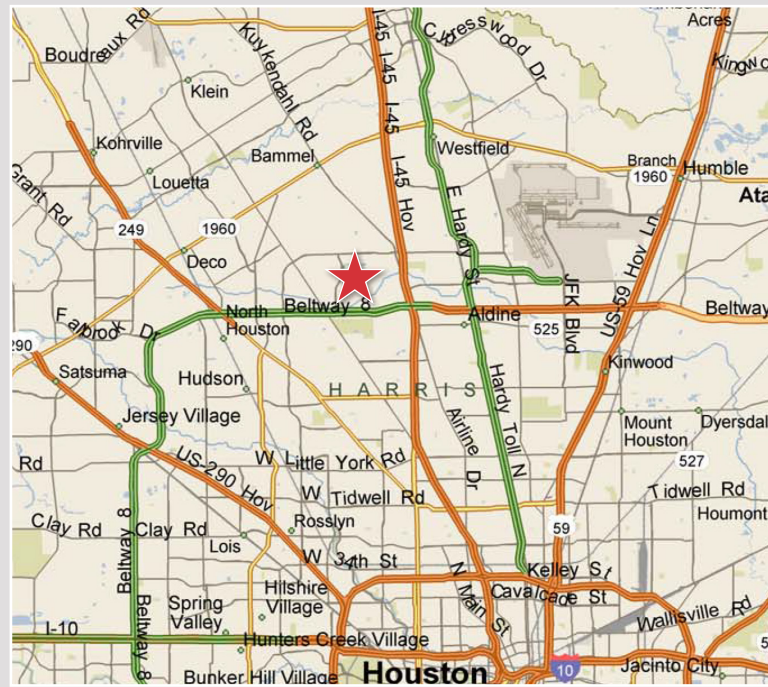
- \$1,200,000 \$985,000

Location:

- West of I-45 North between Greens and Rankin

Building Features:

- ± 1,800 SF office
- Metal construction with brick facade
- 3 Phase
- 14' - 18' clear height
- (2) Two grade level doors
- (1) One truck well
- T-5 lighting



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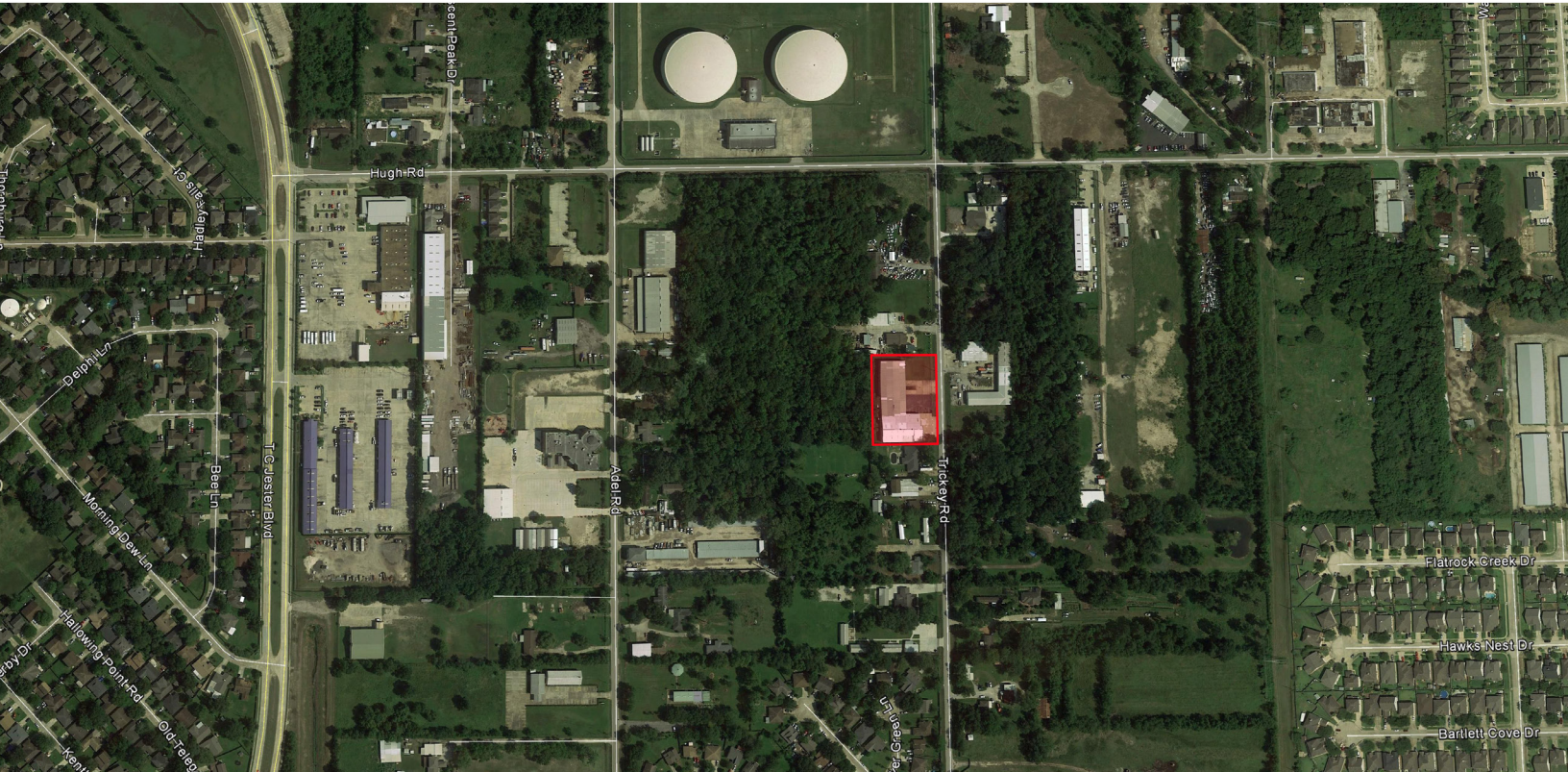


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11833 TRICKEY ROAD, HOUSTON, TX

FOR LEASE OR SALE  
Office/Warehouse Facility



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