



# FOR LEASE



**13238 South Gessner Road**  
Missouri City, TX 77489

## LEASE DETAILS

Total Size:	4,843 SF
Office:	Shell
Monthly Rental Rate:	\$0.90/RSF
Estimated OPEX (2020)	\$0.25/RSF
TI Allowance:	Negotiable



## PROPERTY HIGHLIGHTS

- Grade level, steel building masonry facade
- Free standing
- Clear height 22'
- Fully insulated
- 200 Amps (480V/3 Phase)
- Grade level door (12'x14')

### Drew Coupe, CCIM

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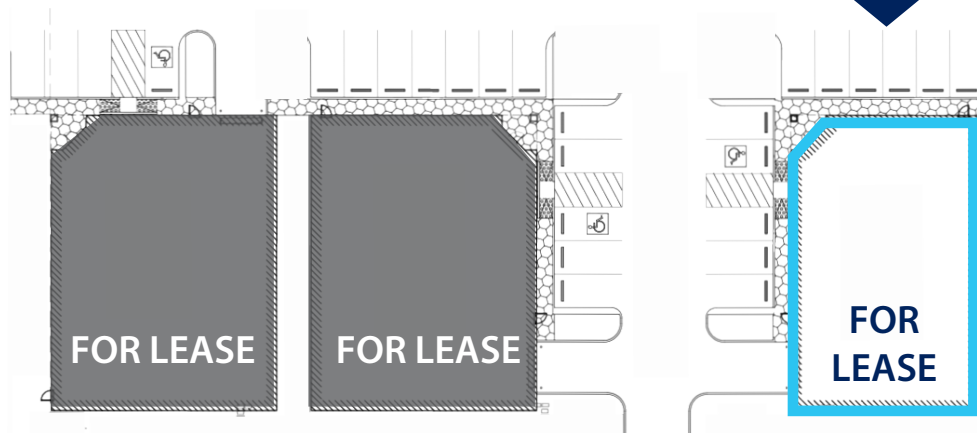
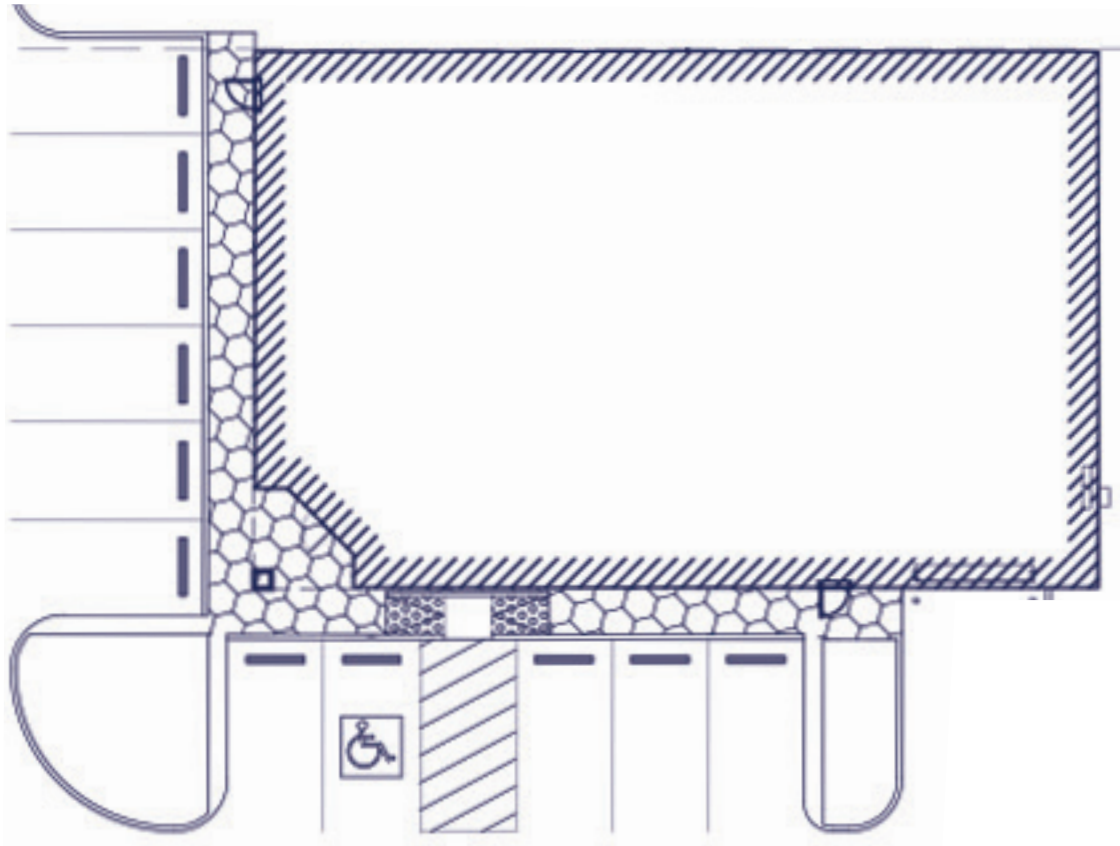


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## SITE PLAN 4,843 SF





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## AERIAL PHOTO



## INTERIOR PHOTOS





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## PROPERTY OVERVIEW MAP



13238 South Gessner Road is a grade level tilt-wall building conveniently located in Missouri City. This clear span facility makes a great plug-and-play option for any light industrial and/or distribution use.

FOR MORE INFORMATION CONTACT:

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