

# HARDY INDUSTRIAL CENTER

1228 BAMMEL ROAD | HOUSTON, TX

Owned and developed by:  
**VIGAVI** 

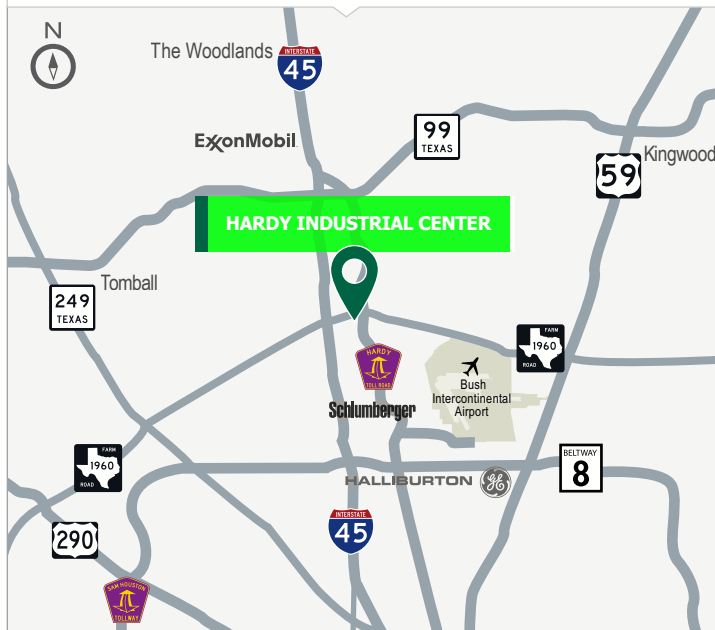
±7,500 SF CRANE-READY BUILDING — FOR LEASE OR SALE



- Hardy Industrial Center is a deed-restricted business park strategically located between The Woodlands and Bush Intercontinental Airport.
- Location allows for access to both I-45 and the Hardy Toll Road via FM 1960 and Bammel Road.
- Opportunities for build-to-suit and design-build projects.

## FEATURES

- ±7,500 SF crane-ready building
- Office: Build-to-suit
- 10-ton crane capacity with ±20' hook height
- 26' eave height
- 75' bay on 25' centers (75' x 100')
- Power: 400 amps, 480V, 3-phase
- Overhead door at (14' x 16')
- Regional detention provided
- Utilities in place
- Additional land available for expansion or build-to-suit
- Lease rate: \$1.00/SF NNN
- Sales price: \$105/SF



## CONTACT

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- Site plan above is for guidance/context
- Developer is flexible on land size and configuration
- Multiple alternatives for transaction structure (Build-to-Suit, Design Build and Sale)

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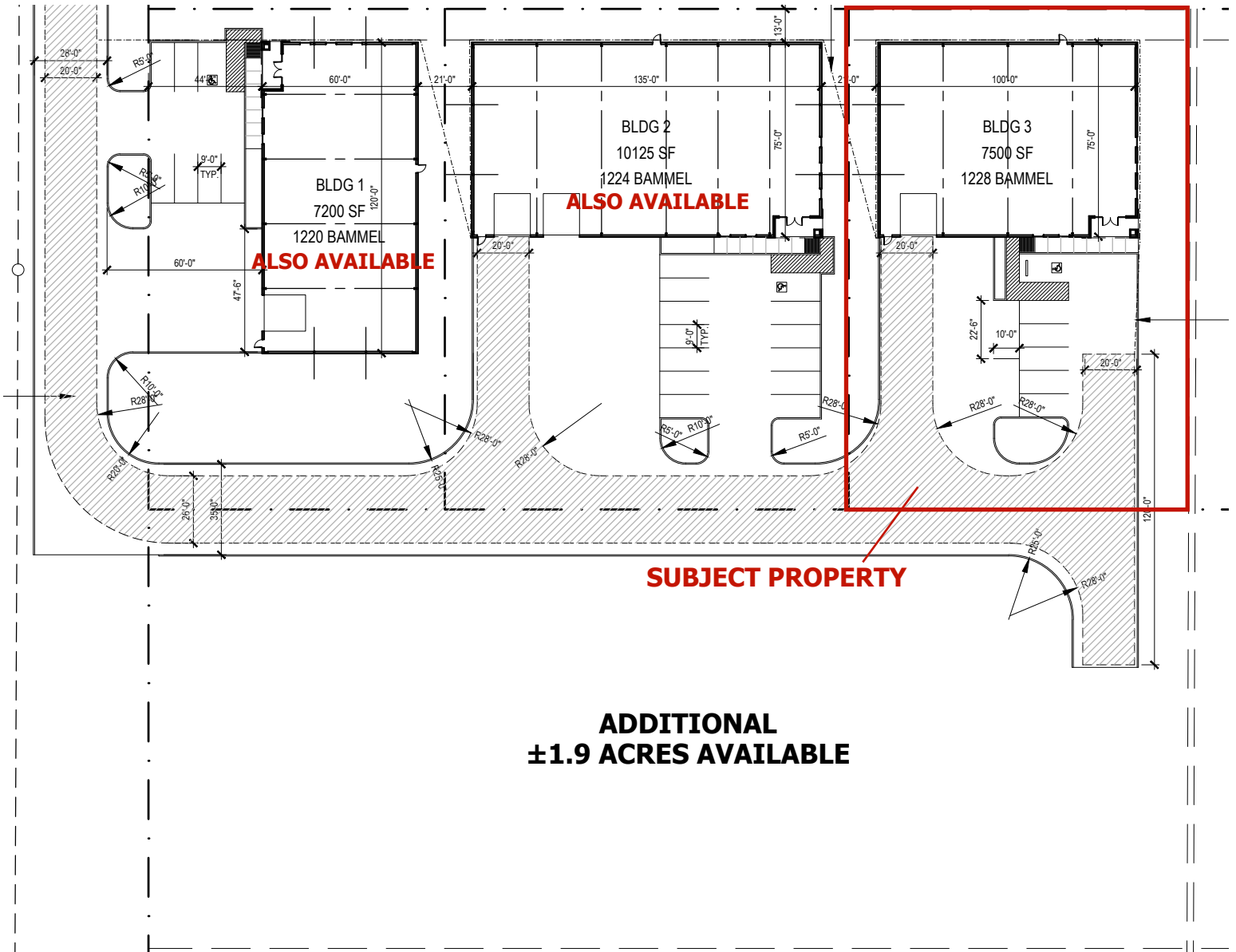
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## SITE PLAN



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