

**Sale Price: \$4,395,000 Further Reduced**  
**Lease Price: Call Broker**

### Overview

- ±24,750 SF Total
- ±21,000 SF Warehouse
- ±3,750 SF Office

### Land Area

- ± 24.02 Acres
- ± 3.5 Acres Paved
- ± 13.5 Acres Stabilized

### Building 1

- ±11,000 SF Total
- ±3,750 SF Office
- Overhead Door: Seven (7) Grade Level (15'x16')
- Eave Height: 24'
- Power: 3 Phase Heavy Power
- Crane: One (1) 10-Ton
- Compressed Air Throughout Building
- Exterior Building Lighting Security Cameras In Place

### Building 2

- ±10,000 SF Total (Clear Span)
- Overhead Door: Five (5) Grade Level (12'x14')
- Eave Height: 16'

### Highlights

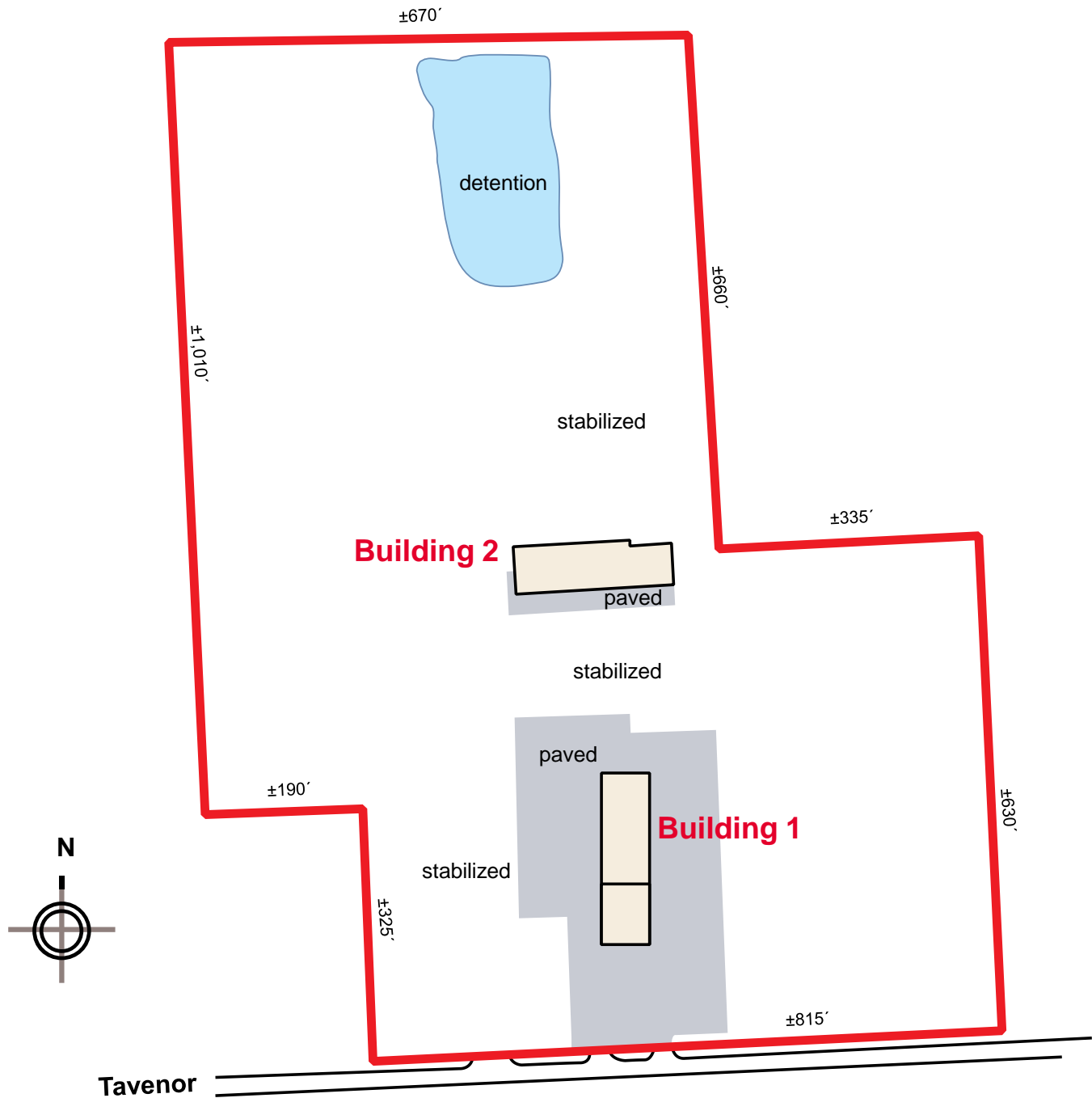
- Fully Fenced
- City of Houston Utilities
- Strategic Location Near The Port, Hobby Airport and Major Transportation Arteries (I-45, Beltway 8)

For more information, contact:

**Andrew Jewett**  
713 345 1433  
andrew.jewett@cushwake.com

1330 Post Oak Boulevard  
Suite 2700  
Houston, TX 77056

cushmanwakefield.com



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