

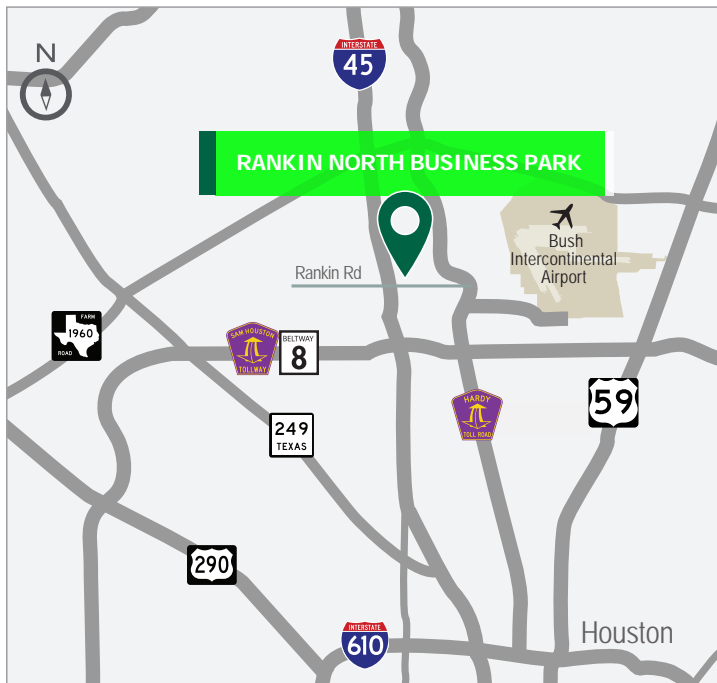
RANKIN NORTH BUSINESS PARK

415 RANKIN CIRCLE NORTH | HOUSTON, TX 77073

Owned by:



±12,000 SF on ±1.40 acres — Available



FEATURES

- ±12,000 SF freestanding building on 1.40 AC (80' clear span)
 - Office: 3,200 SF
 - Climate-controlled production area: 4,800 SF
 - Warehouse: 4,000 SF
- 12' X 12' overhead door used for internal access between climate-controlled area and warehouse
- Eave height: 22'
- Power: 3-phase | 480v | 400 amps
- Overhead doors: Two at 14' x 14'
- Fenced perimeter & gated truck court
- Truck court depth: 95'
- Year built: 2008
- Tax rate: 2.57% (per HCAD)
- **Lease rate:** \$0.82/SF NNN
- **Sale price:** Please contact broker

CONTACT

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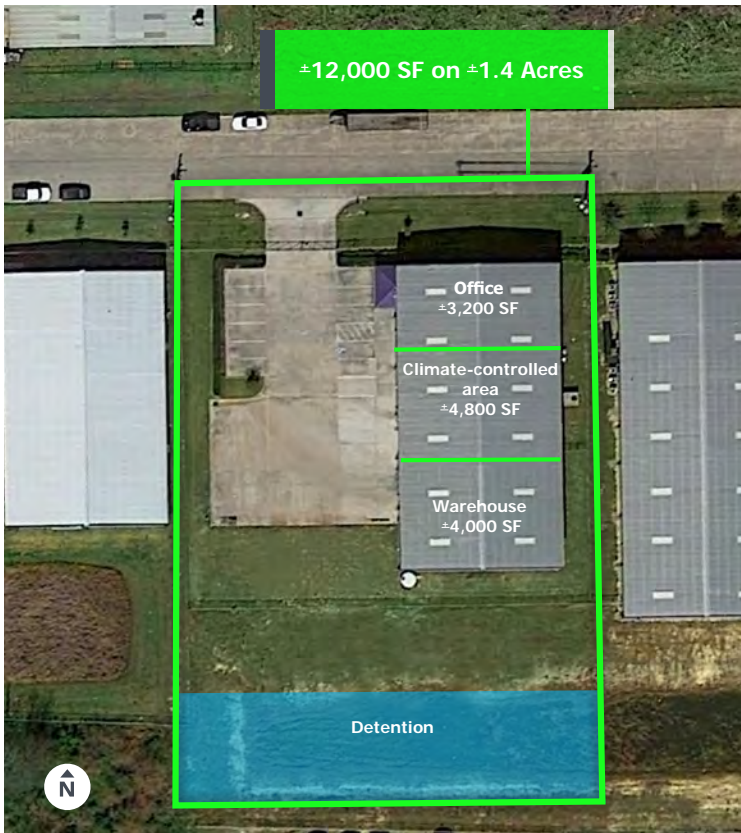
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Owned by:



Climate-controlled area



Warehouse

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±12,000 SF on ±1.4 Acres

Office
±3,200 SF

Climate-controlled
area
±4,800 SF

Warehouse
±4,000 SF

Detention

