

# For Sale



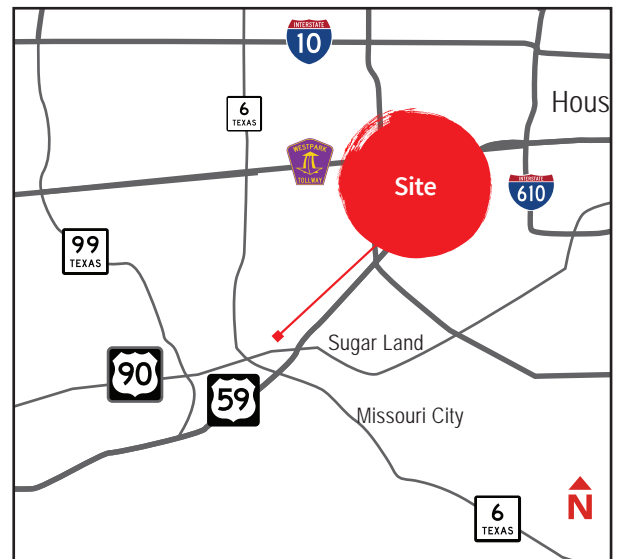
## 510 Industrial Blvd & 12633 Reed Rd, Sugar Land, TX

Heavy Crane Served Manufacturing Facility | ±5.98 Acres of Land

### Property Description:

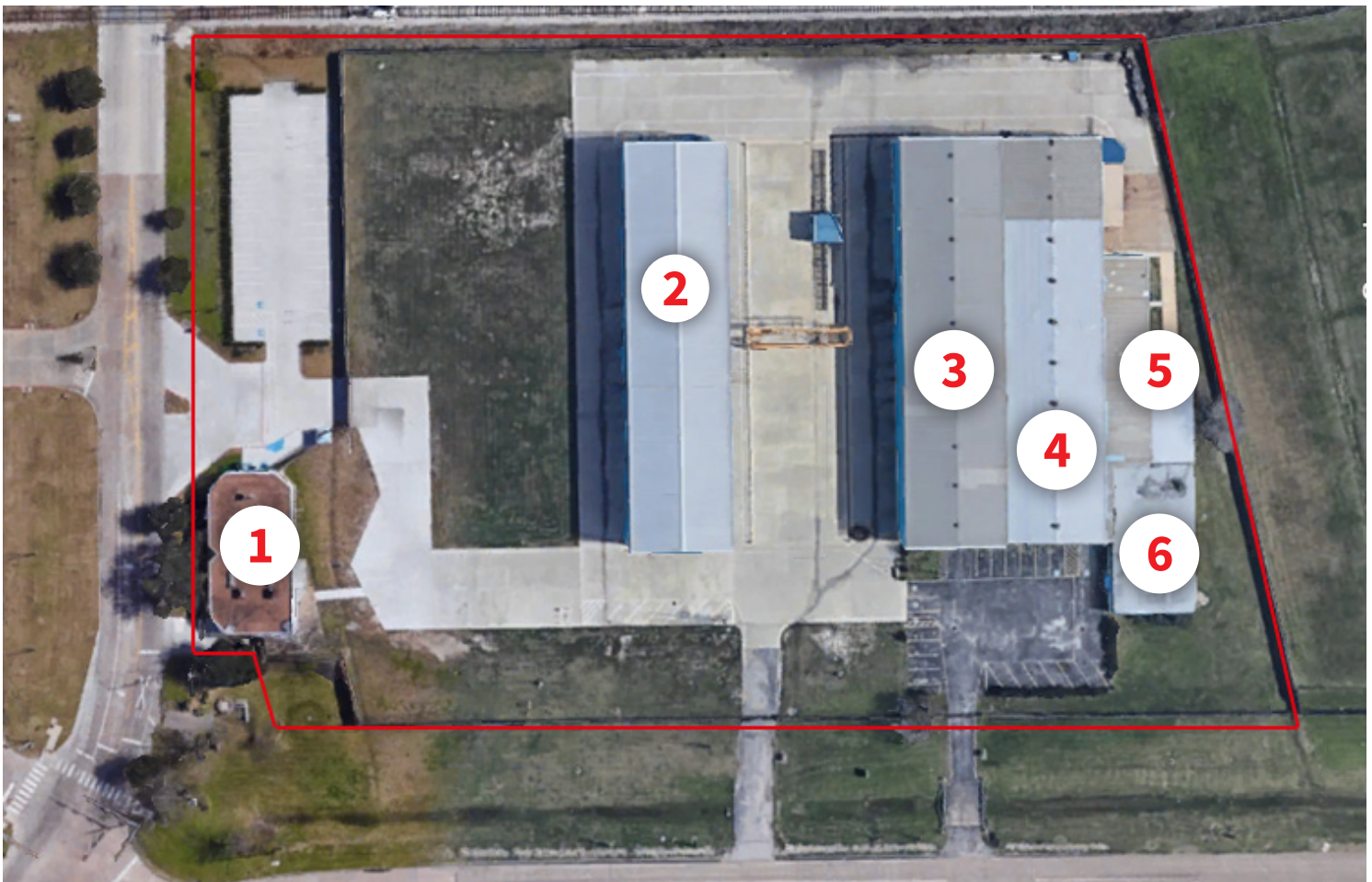
- ±59,282 SF
- ±9,223 SF Total Office
- ±45,000 SF Manufacturing Space
- ±5.98 Acres
- (4) 10-Ton Cranes
- (1) 5-Ton Crane
- (1) 20-Ton Gantry Crane
- Heavy Power
- Compressed Air
- ±50 Parking Spaces
- Easy Access to HWY 59 / HWY 90
- For Sale: \$5,900,000

[Click here for drone video](#)



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**Office Space Total: ±9,223 SF**

- Building 1:** ±4,693 SF Main Office
- Building 5:** ±4,530 SF Production Office

**Manufacturing Space Total: ±45,000 SF**

- Building 2:**
  - 15,000 SF
  - (1) 10-ton Crane(20-ton capable); 27' hook height
  - 34' Clear Height
  - (4) Sliding doors: 48' x 20'
  - Compressed Air
  - Sprinkler System
  - Breakroom
  - 480v 3-Phase: 800 Amps
  - T-5 Lighting
- Building 3:**
  - 15,000 SF
  - (1) 10-ton Crane; 23' hook height
  - (1) 10-ton Crane; 30' hook height
  - 35' Clear Height
  - (2) Sliding doors: 47' x 19'
  - (1) Grade level door: 16 x 16
  - Compressed Air/Welding Gases
  - 480 v 3-Phase: 1500 Amps Power
  - T-5 Lighting

- Building 4:**
  - 15,000 SF
  - (1) 10-ton Crane; 14' hook height
  - (1) 5- ton Crane; 14' hook height
  - 21' Clear Height
  - (2) Grade level door s:
    - 16' x 16'
    - 18' x 18'
  - Compressed Air/Welding Gas
  - 480 v 3-Phase: 1500 Amps Power
  - T-5 Lighting

**Warehouse Space: ±5,305 SF Total**

- Building 6:**
  - 5,305 SF
  - 14' Clear Height

**Additional Features**

- (1) 20-ton Gantry Crane; 60' wide w/ 28' hook height
- Property completely fenced with (3) access points
- Security guard booth at main entrance

## Building photos



Office Reception Area



Building 2: 10-Ton Crane



20-Ton Gantry Crane



Building 3: (2) 10-Ton Cranes

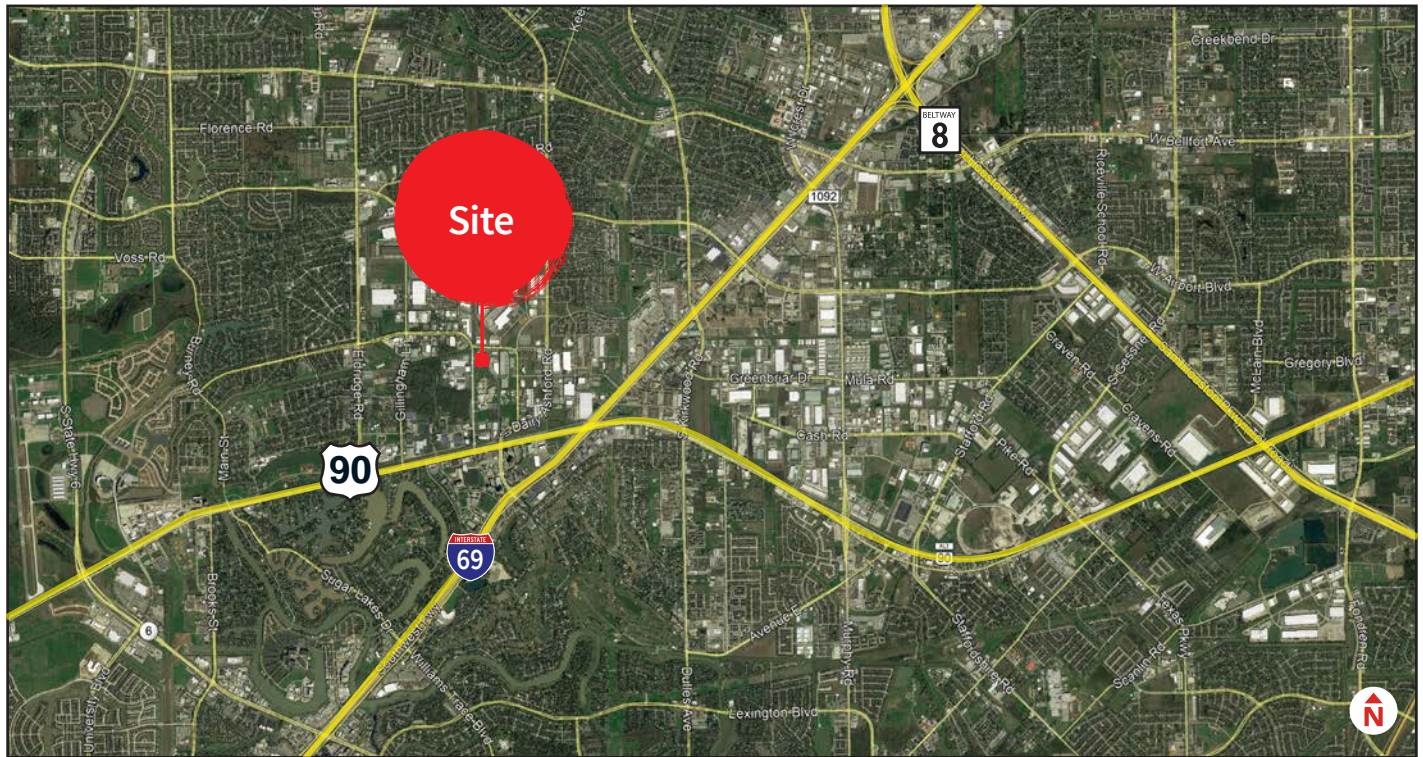
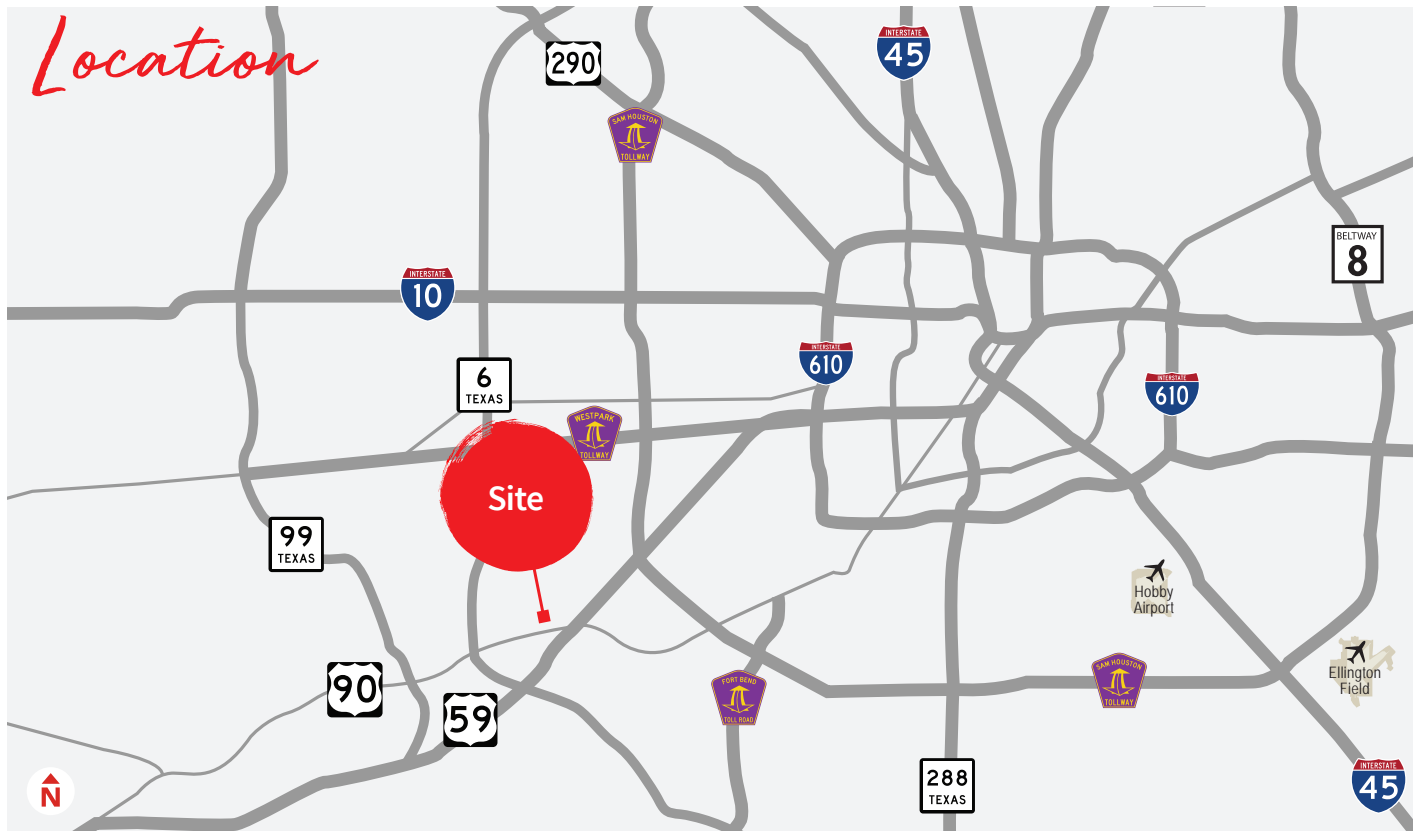


Building 4: (1) 10-Ton + (1) 5-Ton Crane



Warehouse Space

# Location



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