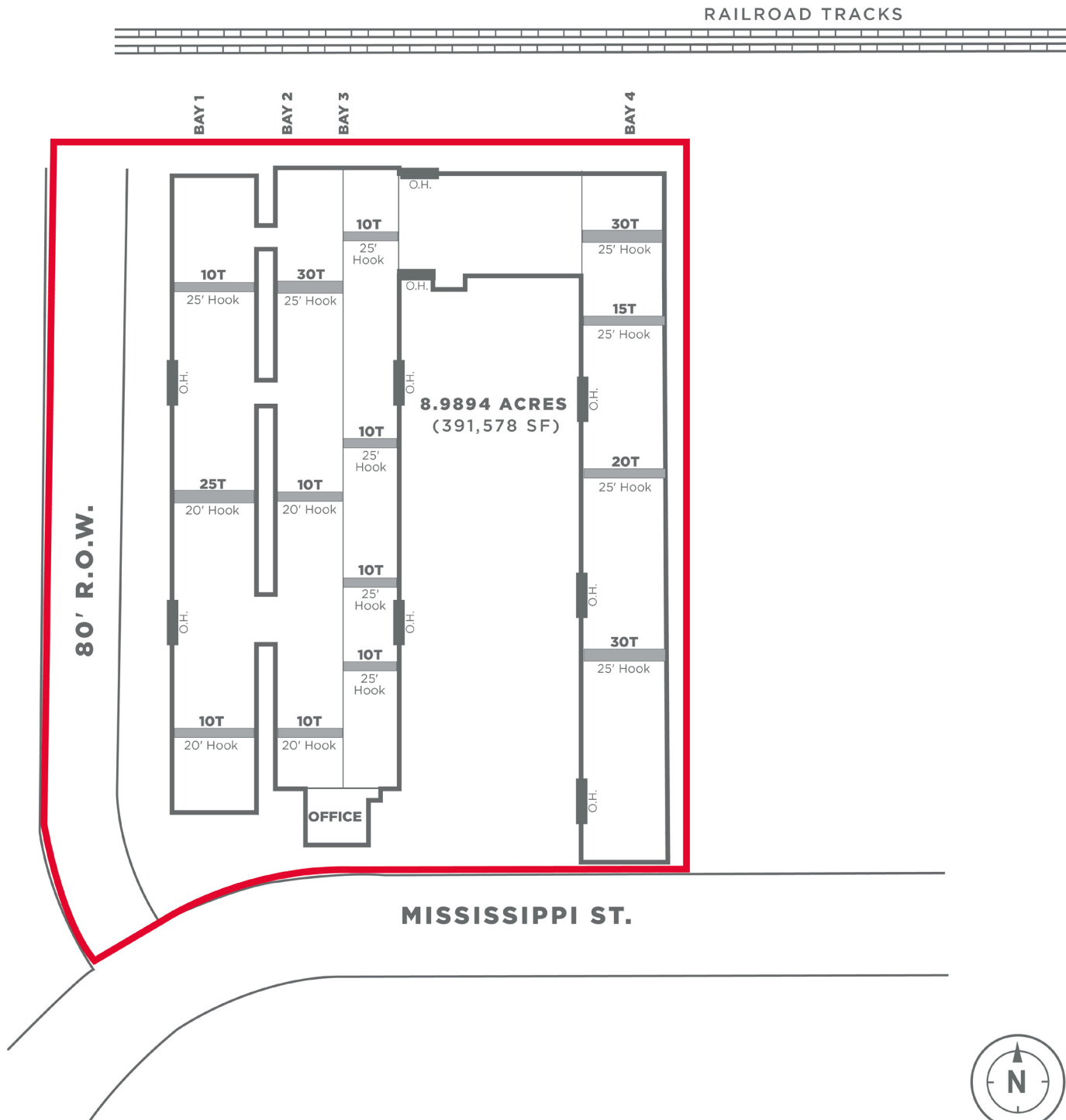




FOR LEASE
8815 Mississippi Street
Houston, Texas 77029



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Property Highlights:

- Located in Port of Houston area off Clinton & 610
- 212,000 sq. ft. crane served warehouse
- 8.9894 acres of land plus easement area
- 14 overhead cranes from 10-tons to 30 tons
 - 2 - 30 ton
 - 1 - 25 ton
 - 1 - 20 ton
 - 1 - 15 ton
 - 8 - 10 ton
- Office area: ±4,740 sq. ft.
- Former steel distribution center
- Available 6/2020

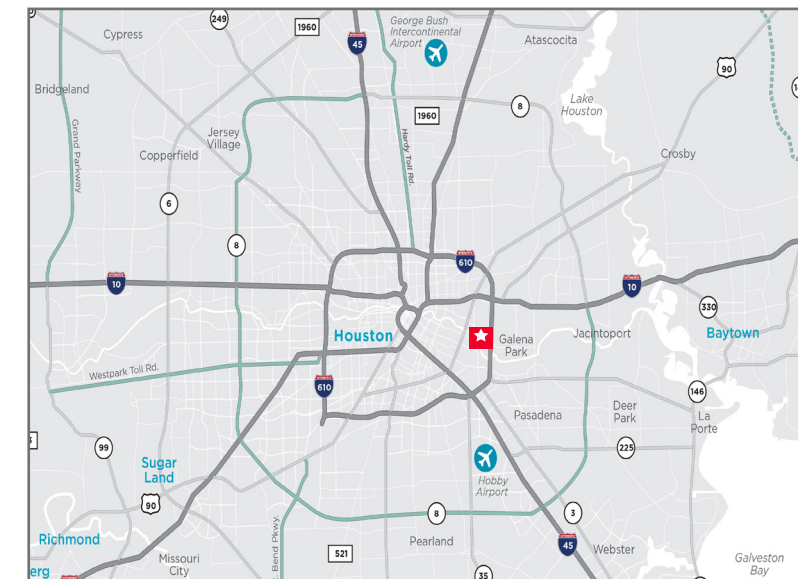
- **OPEX: \$0.1018 psf/mo**
- **Rental Rate: \$0.42 psf/NNN**

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Property Highlights continued:

- Across Clinton Dr. from the Port of Houston
- Easy access to the 610 East Loop
- Designed for quick truck loading with nine grade level doors

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