



# For Lease or Sale

**Building 2 & 3 – ±40,188 s.f. available (including ±10,591 s.f. paint/blast booth)**

## Property features:

### Building 2:

- ±40,188 s.f. in total
- ±4,500 s.f. office
- Land Size: ±5.86 AC
- ±2.85 AC Concrete/Stabilized Yard
- Cranes: Two (2) 40-ton, two (2) 10-ton bridge cranes
- Heavy Power: 3 phase, 1,200 amps
- 24.5' Hook Height
- Two 80' spans on 25' centers
- Loading: Grade level, truck well possible
- Drive-through capabilities
- Access from Willowbrook Park Dr
- Excellent site for outside storage requirements
- Lease Rate: \$0.70 / SF NNN
- Sales Price: Contact Broker for Pricing

### Building 3:

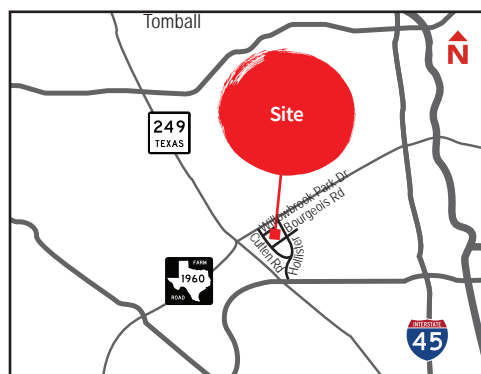
- ±10,591 s.f. in total
- ±2,800 s.f. Paint Booth
- ±2,800 s.f. Blast Booth
- Power: 400 Amps
- Sales Price: Contact Broker for Pricing

**6510 Bourgeois Rd  
Houston, TX 77032**

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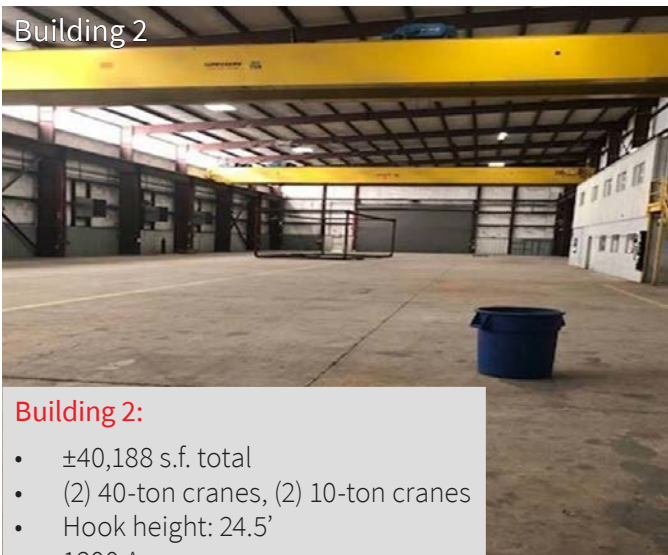
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Building 2



### Building 2:

- ±40,188 s.f. total
- (2) 40-ton cranes, (2) 10-ton cranes
- Hook height: 24.5'
- 1200 Amps
- 80' Span

Building 3



### Building 3:

- ±10,591 s.f. total
- ±2,800 SF Paint Booth
- ±2,800 SF Blast Booth
- 400 Amps

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