

For Sale

±55,640 SF on ±3.65 Acres
Two Freestanding Manufacturing Bldgs.
6450-6460 Langfield Road, Houston, TX 77092

**20-Ton & 10-Ton
Cranes**



Property Highlights

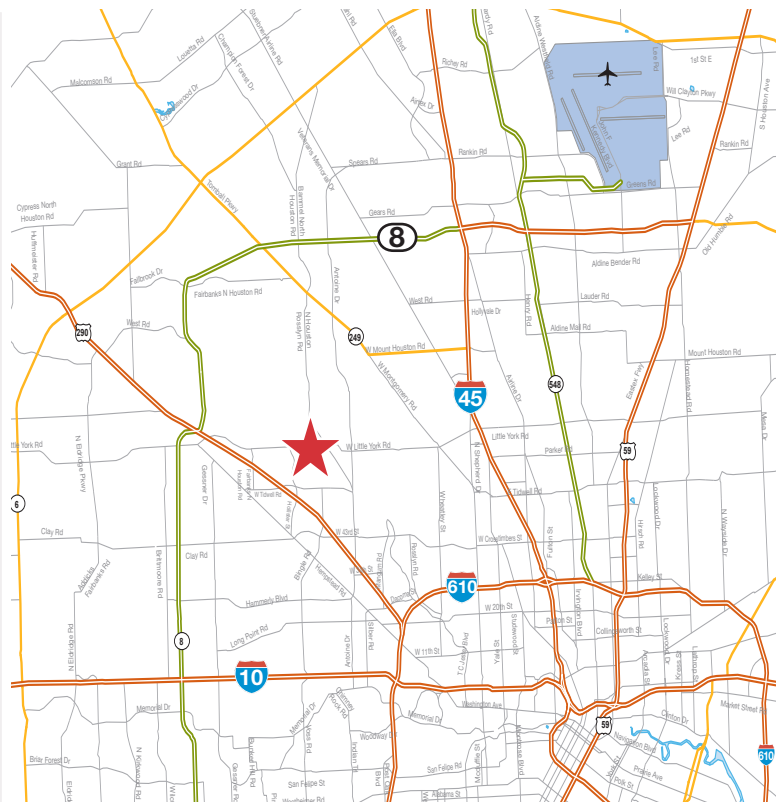
PROPERTY SIZE

- ±55,640 SF (Total Between 2 Bldgs.)
- ±3,700 SF (Total Between 2 Bldgs.)
- ±3.65 Acres (Total)

PROPERTY FEATURES

- 6450 Langfield: ±20,840 SF on ±1.814 Acres & ±1,000 SF Office
- 6460 Langfield: ±34,800 SF on ±1.83 Acres & ±2,700 SF Office
- Buildings Can be Purchased Separately or Together
- (1) 20-Ton, (1)15-Ton & (2) 10-Ton Overhead Bridge Cranes
- Ideal for Light or Heavy-Duty Manufacturing Operations
- Grade-Level Loading w/ (4) 16'x12' & (5) 16'x12' Overhead Doors
- 27' – 28' Clear-Height & 19' Hook-Height
- Heavy 480-Volt, 3-Phase Power
- ±40,000 SF of Stabilized Yard Area
- Located Adjacent to Deed Restricted Business Park(s)
- Metal Construction (1991)
- Located in the northwest Houston across from the Northwest Crossing Business Park with convenient access to the Northwest Freeway (9290) and W. Sam Houston Pkwy.

SALE PRICE: \$3,616,600 (\$65.00 PSF)



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