



# FOR LEASE

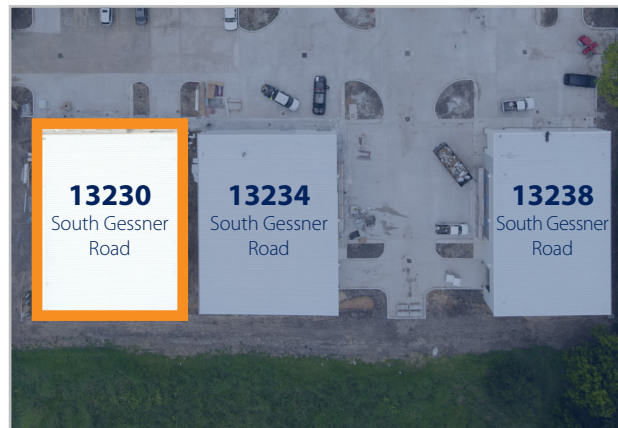
**AVISON  
YOUNG**



**13230 South Gessner Road**  
Missouri City, TX 77489

## LEASE DETAILS

Total Size:	5,836 SF
Office:	Shell
Monthly Rental Rate:	\$0.95/RSF
Estimated OPEX (2020)	\$0.25/RSF
TI Allowance:	Negotiable



## PROPERTY HIGHLIGHTS

- Grade level, steel building masonry facade
- Free standing
- Clear height 22'
- Fully insulated
- 200 Amps (480V/3 Phase)
- Grade level door (12'x14')

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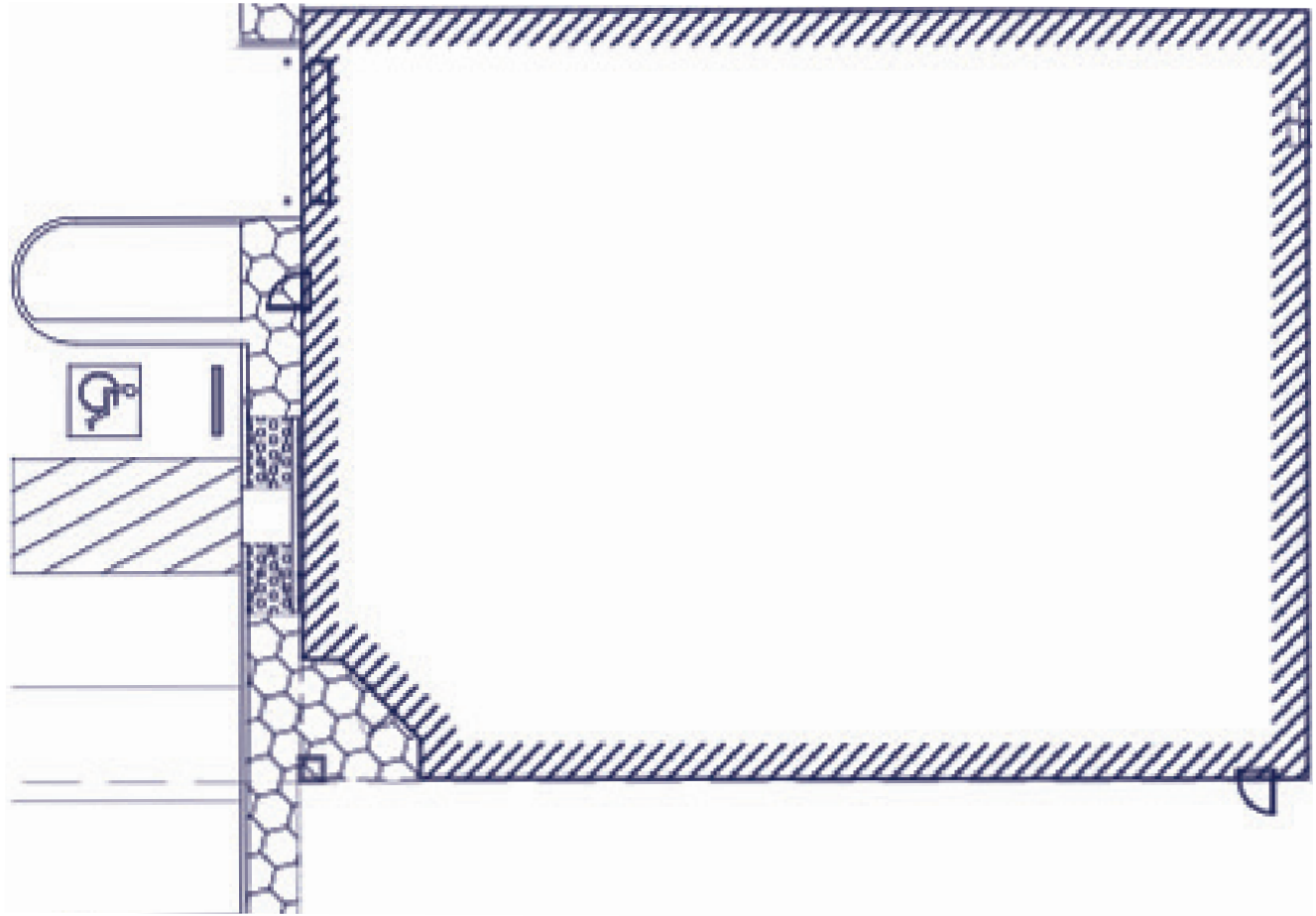


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## SITE PLAN 5,836 SF







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## AERIAL PHOTO



## INTERIOR PHOTOS





# 13230 South Gessner Road

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## PROPERTY OVERVIEW MAP



13230 Gessner Road is a grade level tilt-wall building conveniently located in Missouri City. This clear span facility makes a great plug-and-play option for any light industrial and/or distribution use.

FOR MORE INFORMATION CONTACT:

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