



# For Sale or Lease

1240 Wilson Court  
Humble TX 77038

**±10,000 SF Flex/Warehouse situated on 1 acre**

## Site features:

- Size: ±10,000 SF (200' x 50')
- Land: ±1.0 acre (162' x 270')
- Office Area: ±5,000 SF
- Loading: (2) 12' x 14' grade level
- Clear Height: 14'
- Year built: 2013 (expanded 2015)
- Location: Easy access to Hwy. 59 and Beltway 8
- Excellent condition
- 100% HVAC
- Ample parking
- Fully fenced
- Lease Rate: \$1.10/SF NNN
- Sale Price: \$1,215,000.00

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Joe Berwick

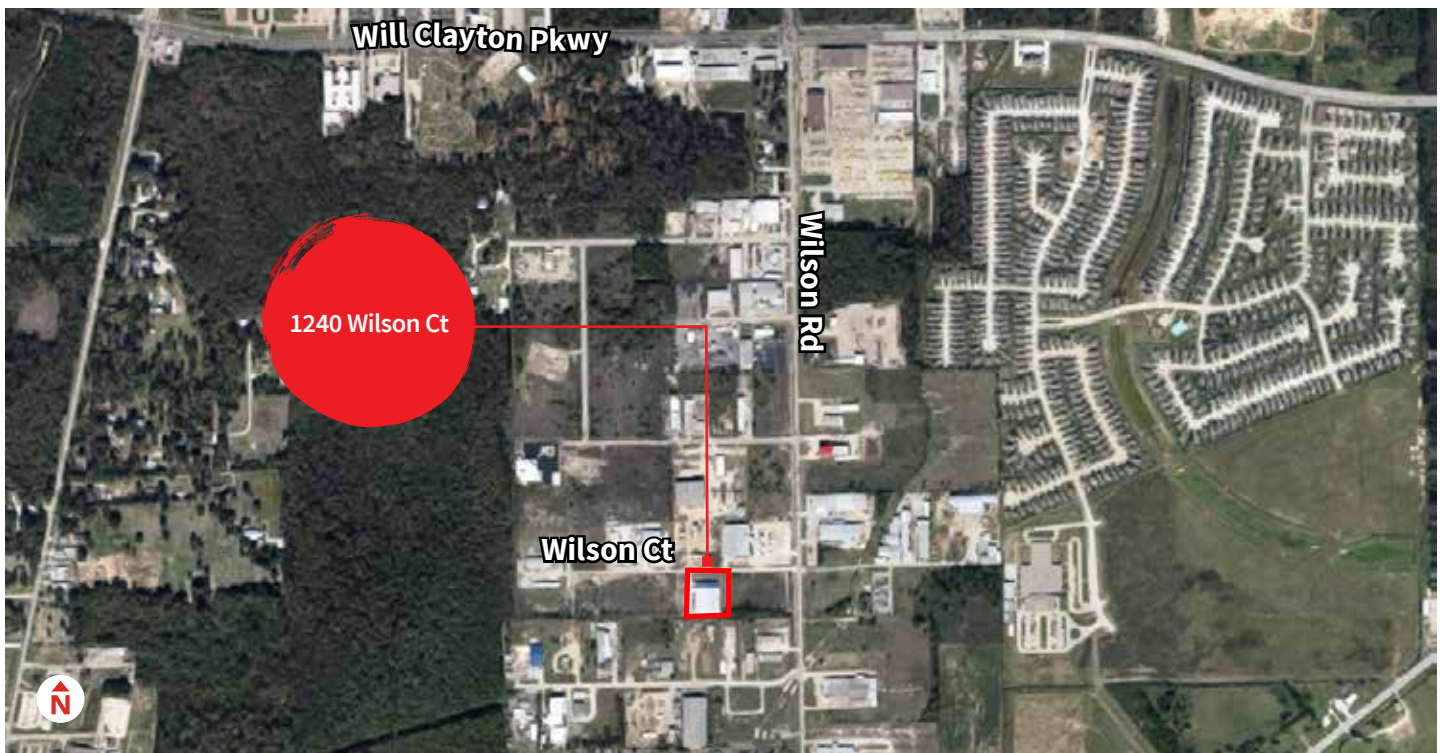
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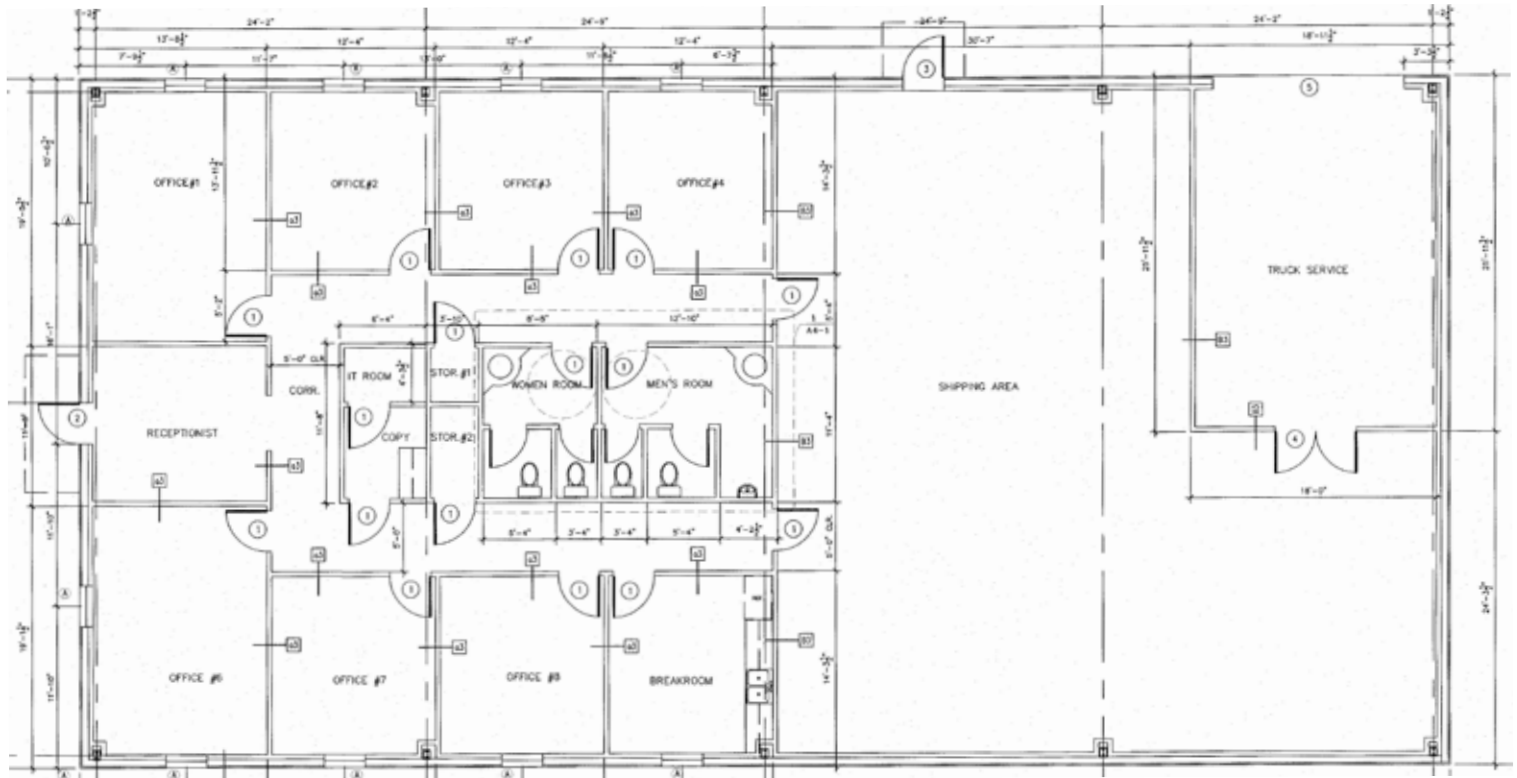


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