

FOR LEASE/
SALE

2500 BAYPORT BLVD.
SEABROOK, TEXAS 77586

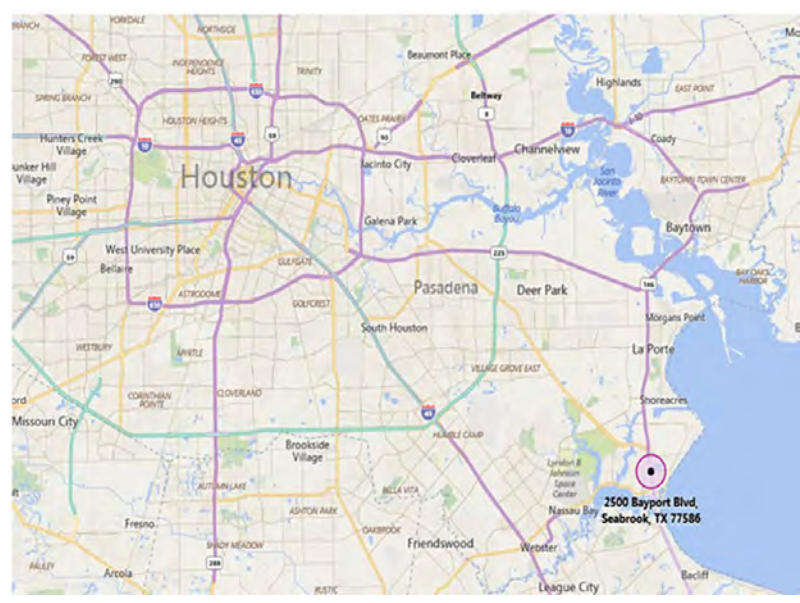


PROPERTY OVERVIEW

The Site: 1 Acre of land, 1 industrial building (approx. $\pm 20,000$ SF)
Access to the site is from Bayport Blvd. to Marvin Circle.
The site is 0.25 miles south from Repsdorph Road and 1 mile north from the intersection of Bayport Blvd. and NASA Parkway.
The property currently has no detention requirements; three entrances from Marvin Circle with concrete surface parking (approx. 33 parking spaces) and storage; and is 100% outside of any flood plain.

Building: Metal construction (approx. 30 years old)
 $\pm 20,000$ SF total

- $\pm 9,000$ SF of office/2-Story/ $\pm 1,000$ SF of lab
 - 2-story, 2 stairwell access
 - 13 private offices
 - 3 common office areas w/9 desks
 - 2 small conference rooms
 - 12-file room
 - 1 common breakroom w/kitchenette
 - 1 small coffee bar
 - 1 large common room on 2nd floor
- $\pm 10,000$ SF of warehouse
 - 27'9" max height
 - Grade level loading (2) 14' overhead doors
 - Adequate power; 3-phase/ ± 400 amps



For more information contact:



Drew Lewis Chris Lewis Susan Tyree
713.660.1163 713.660.1161 713.660.1168
styree@lee-associates.com

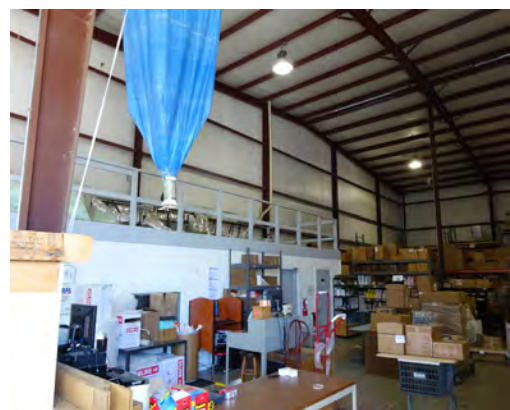
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Emergency Exits



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