



For Sale or Lease

±37,751 s.f. on ±1.85 acres

Site features

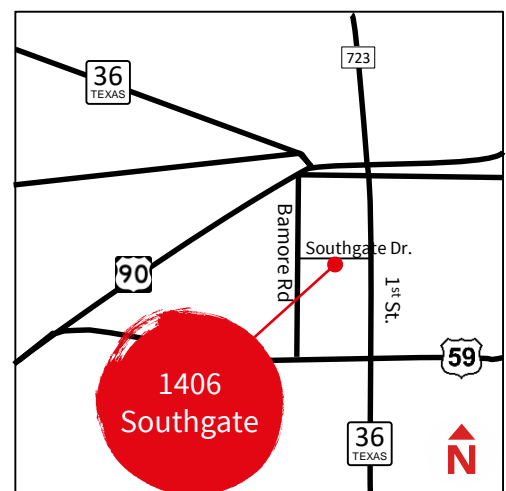
- ±37,751 total s.f. on ±1.85 Acres
- Office: ±2,857 s.f.
- Clear Height: 14'-16'
- 7 Total Doors: 4-Dock High, 2-Grade Level, 1-Semi Dock Loading
- Approximately Half Acre Outside Storage / and or Parking
- Partially Climate Controlled Warehouse
- Construction: Tilt-wall
- Utilities: City of Rosenberg
- Easy access to Hwy 59 South via SH36/1st St- Approximately 0.9 miles
- Sale price: Call broker for pricing
- Lease rate: \$0.44/s.f./month NNN

**1406 Southgate Dr
Rosenberg, TX 77471
Fort Bend County**

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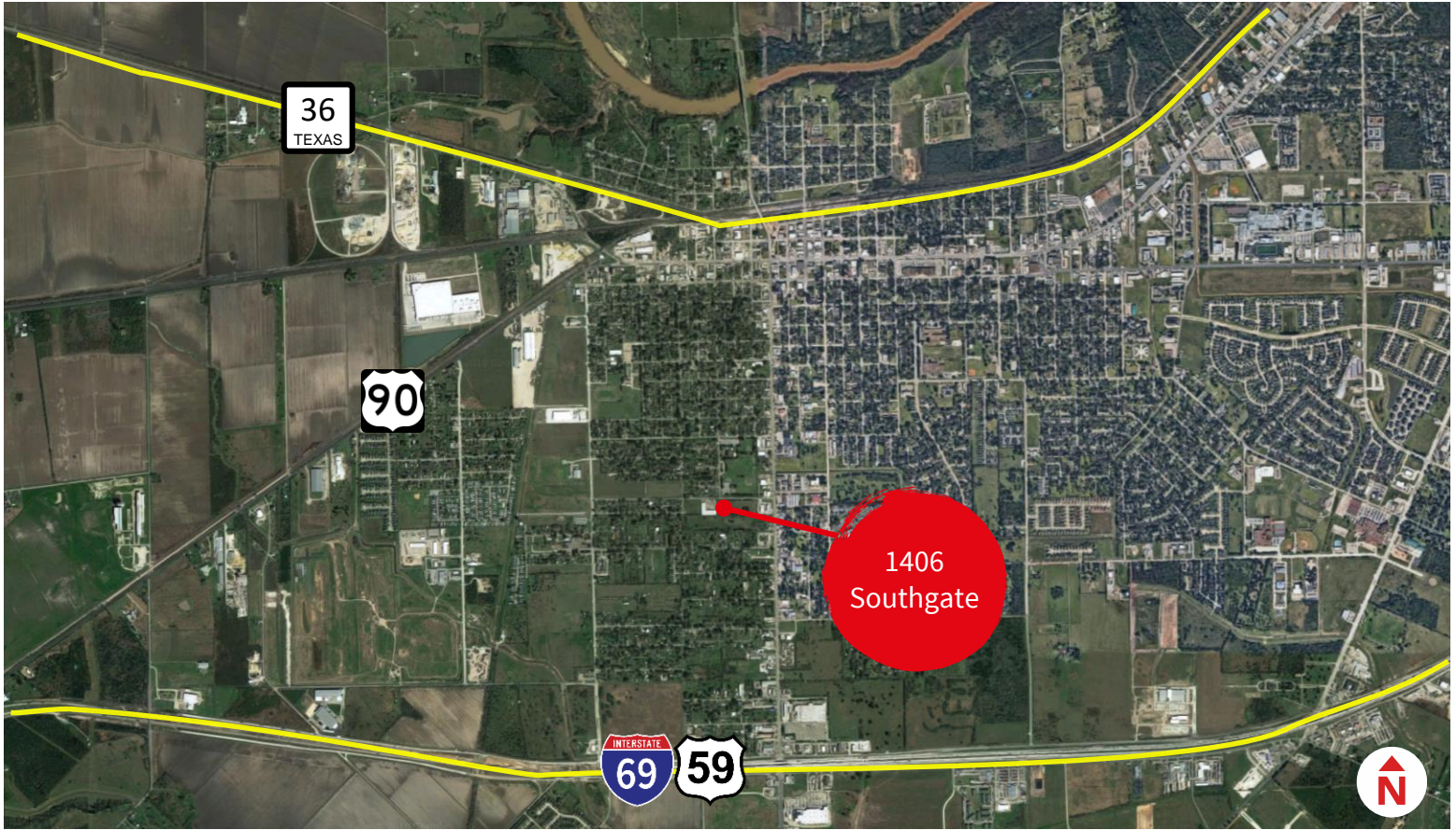
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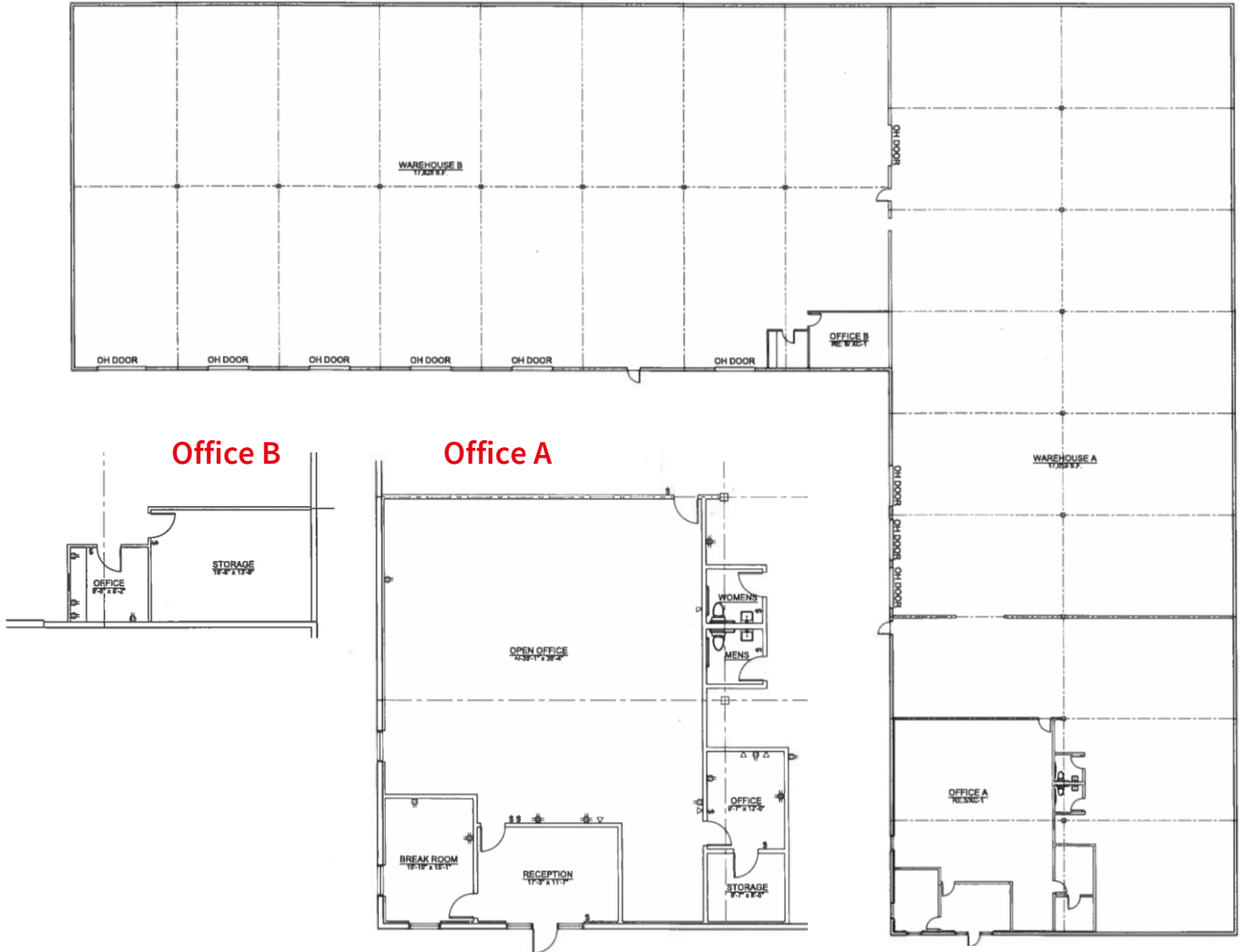


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