

For Sale or Lease

±10,600 SF on ±3.829
Acres Office/Warehouse
& Stabilized Yard

7333 Monroe Road Houston, TX 77061



Property Highlights

PROPERTY SIZE

- ±10,600 SF (total)
- ±4,100 SF Office
- ±6,500 SF Shop
- ±3.829 Acres

PROPERTY & BUILDING FEATURES

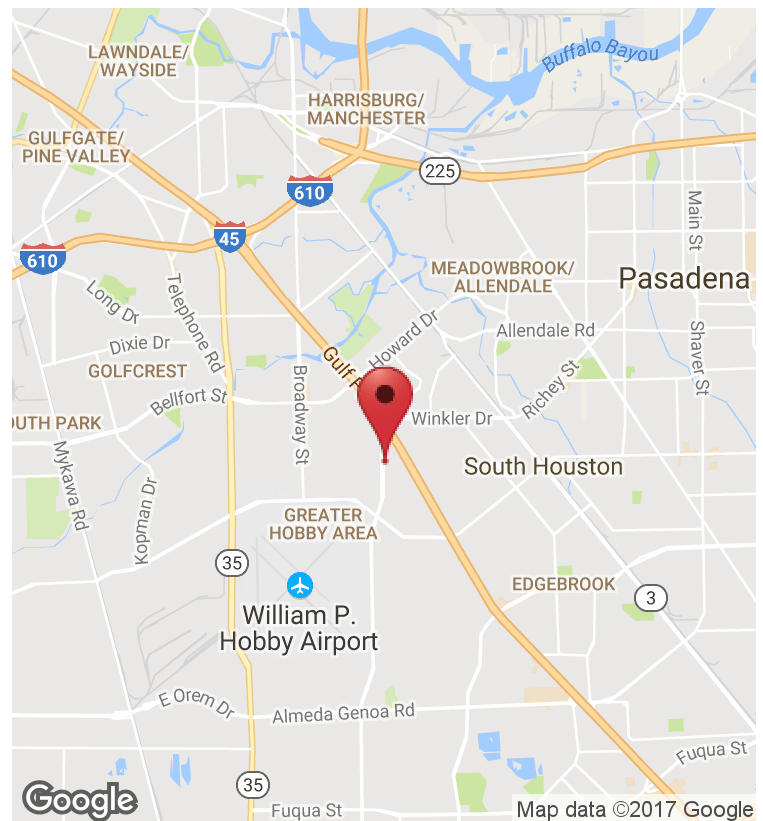
- ±2.8 Net Acres of Well Stabilized Yard Area
- Former Heavy Equipment Sales/Service Facility
- Metal Construction, Built in 2000
- 240-Volt-3-Phase w/ 600 Amp Electrical Service
- 100% Insulated, Clear-Span Warehouse
- (5) Grade-Level Doors, (1) 12'x14' to (4) 14x14' in Size
- Excellent Truck Access w/ (3) Driveways for Ingress/Egress
- Newly Renovated Sales Counter and Office Area

PROPERTY LOCATION

Located less than 1 Mile from Hobby Airport with Convenient access to I-45 South, 610 S. Loop, Hwy 225, I-10, S. Sam Houston Pkwy & The Houston Ship Channel

LEASE RATE: NEGOTIABLE

SALE PRICE: ~~\$1,550,000~~ **\$1,450,000**



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