

For Sale or Lease

6121 Griggs Road

Houston, TX 77023

±39,399 SF on ±2.40 Acres
Office/Warehouse & Yard



Property Highlights

PROPERTY SIZE

- ±39,399 SF (Total)
- ±5,000 SF Office Building
- ±34,399 SF Warehouse (3 Buildings)
- ±2.40 Acres of Land

PROPERTY & BUILDING FEATURES

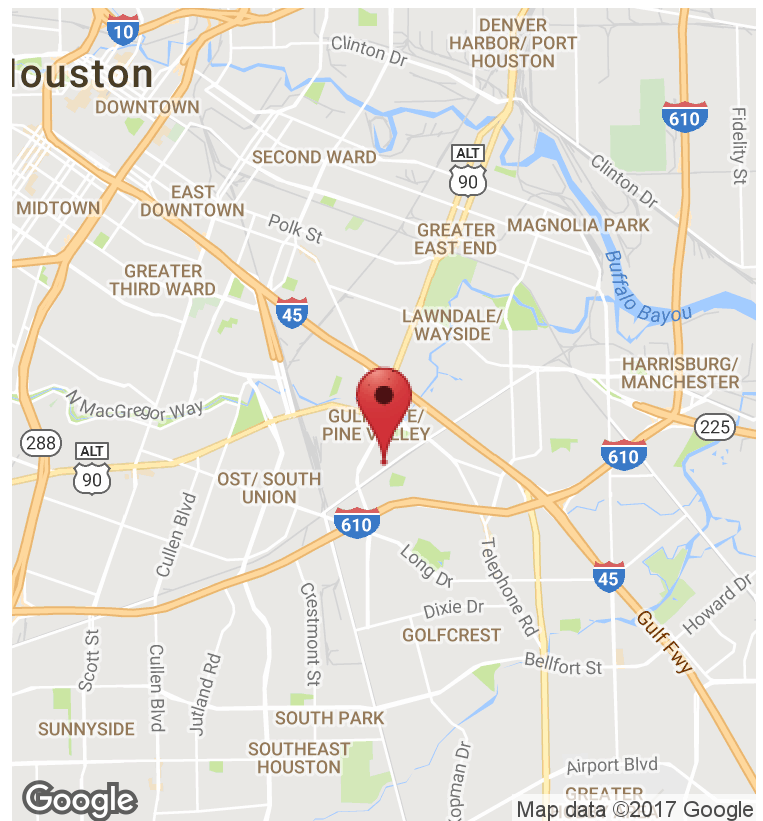
- (4) Freestanding Metal Buildings
- Heavy Power – Over 1,200 Amps of Service
- Former Machine Shop / Clear-Span & Insulated Warehouse
- Clear-Height Ranging from 14' -22'
- (6) Grade-Level & (1) Dock-High Doors
- Drive-Through Capable Warehouse
- Excellent Truck Access w/ (8) Driveways for Ingress/Egress
- ±30,000 SF of Paved Outside Storage Area

PROPERTY LOCATION

Easy Access to Loop 610 South, I-45 South & SH 225, just Minutes from the Houston Ship Channel and Petrochemical Refineries.

LEASE RATE: \$0.35 PSF NNN OR \$13,789/MO NNN

SALE PRICE: \$1,378,965 (\$35.00 PSF)



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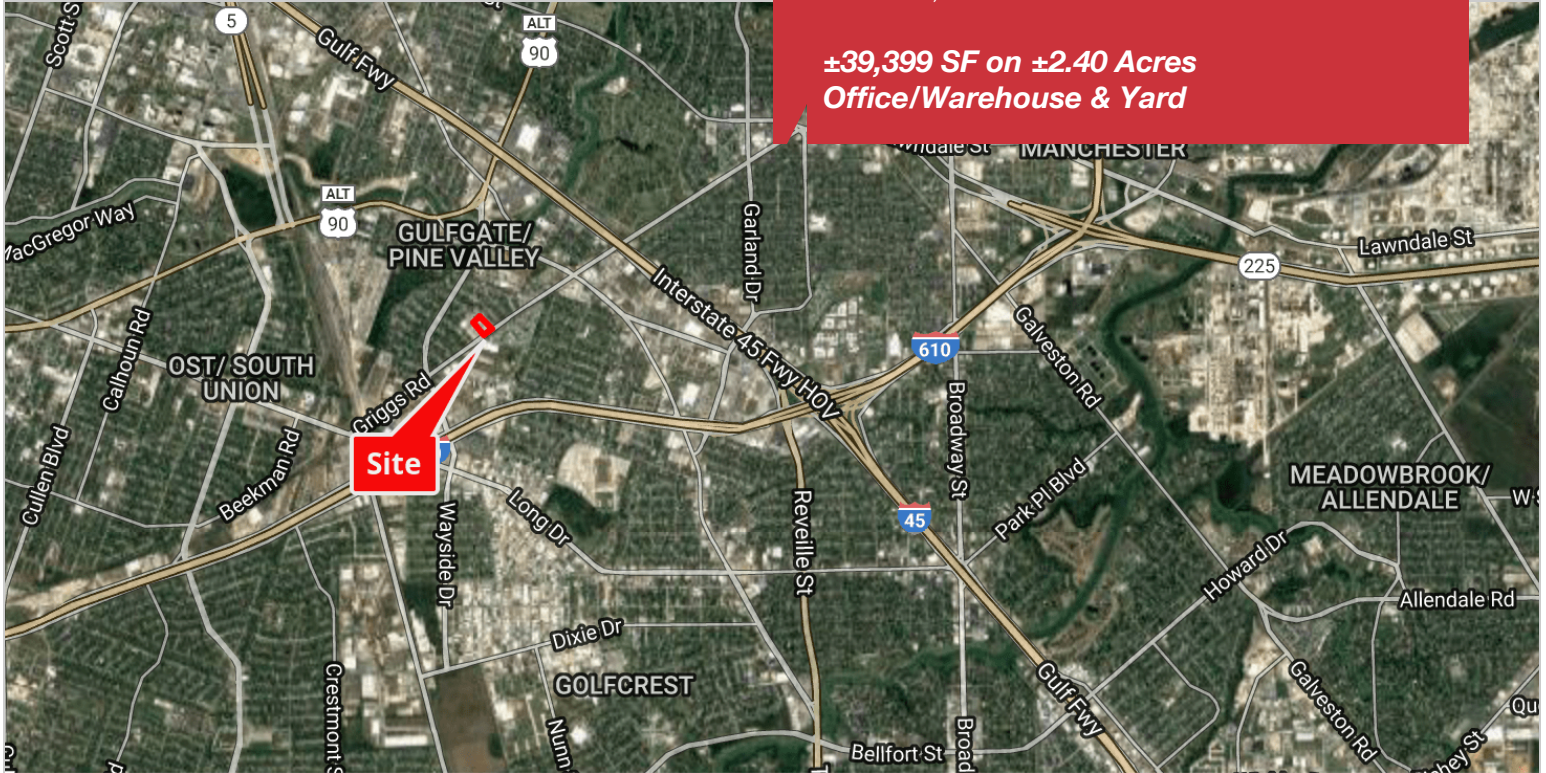
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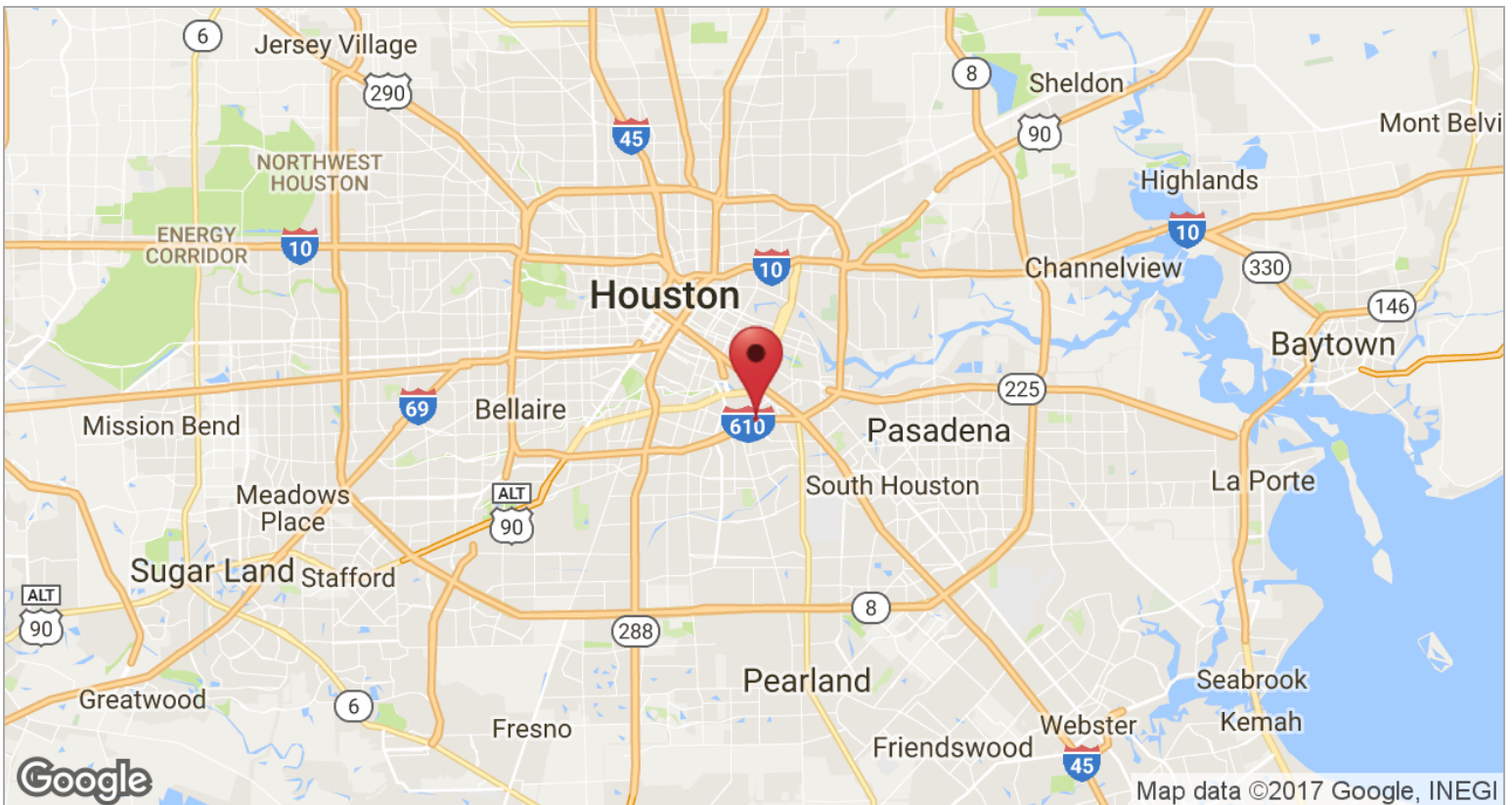
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