



For Sale or Lease

±63,138 SF on ±5.44 Acres

Site features:

- Building size: ±63,138 SF total
- Office area: up to ±7,000 SF build-to-suit
- Land area: ±5.44 acres (±2.57 acre paved)
- Large stabilized yard
- City of Houston utilities
- Fully fenced with lighting
- Ingress/egress points on Murphy & Kirbyville
- Clear height: ±20'-22'
- Loading: five (5) dock high doors & one (1) ramp
- New roof installed 2016
- Wet pipe sprinkler system in place
- Access to major freeways:
 - ±0.5 miles to I-610
 - ±2.75 miles to I-45
 - ±3.75 miles to SH 288
- Lease rate/sale price: please contact broker

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Houston TX 77033**

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