

For Sale or Lease

8310 McHard Road

Houston, Texas 77053

±63,100 SF on ±8.49 Acres
Heavy Manufacturing Facility

50-Ton
Bridge Crane!



Heavy Manufacturing Facility w/ Large Outside Storage Yard

Property Highlights

PROPERTY SIZE

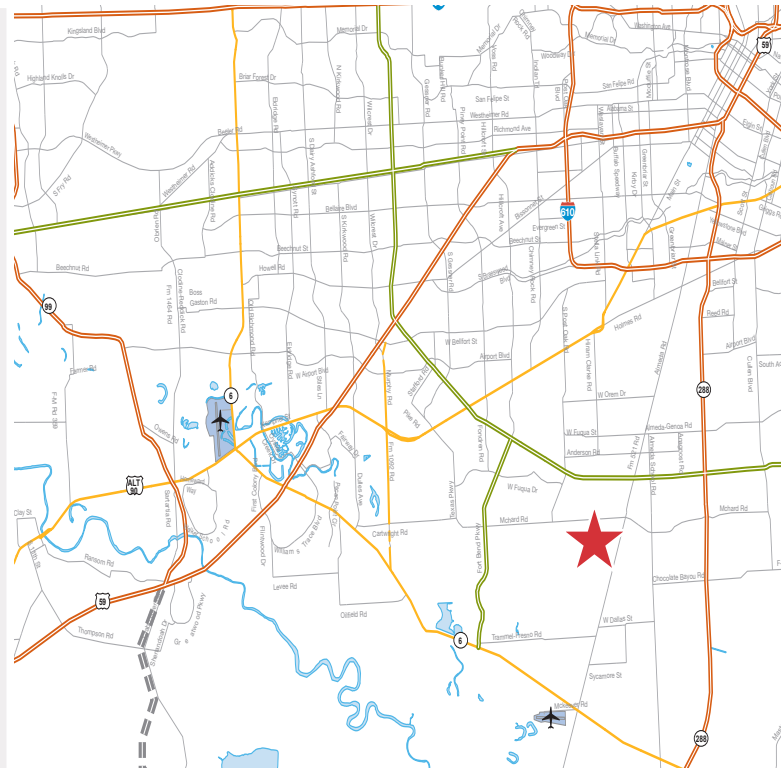
- Building: ±63,100 SF (Total)
- Office: ±3,500 SF (Total)
- Land: ±8.49 Acres (Total)

PROPERTY & BUILDING FEATURES

- (1) 50-Ton Crane, (1) 15-Ton Crane & (1) 10-Ton Crane
- Hook-Heights Ranging from 33' to 15'
- Ideal for Heavy-Duty Manufacturing Operation
- Grade-Level Loading w/ Drive-Through Capability
- Heavy 480-volt, 3-Phase Power
- Air and Gas Lines throughout Shop
- Rail Transfer System in Place for Relocating Heavy Items Between Shop & Yard
- Controlled Ingress/Egress Gate Off McHard Road
- Metal Construction (1962)
- ±4.00 Acres of Surplus & Partially Stabilized Land Included
- Not in City of Houston or Pearland City Limits, Located within Unincorporated Ft. Bend County
- McHard Road 4-Lane Expansion is Underway

LEASE RATE: \$49,000/Mo NNN

SALE PRICE: \$5,000,000



Clay Pritchett, SIOR

Partner
tel 713 985 4631
clay.pritchett@naipartners.com

NAI Partners

tel 713-629-0500
fax 713 629 0504
www.naipartners.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2015 NAI Partners. All rights reserved.

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

For Sale or Lease

8310 McHard Road
Houston, Texas 77053

±63,100 SF on ±8.49 Acres
Heavy Manufacturing Facility

50-Ton
Bridge Crane!



Heavy Manufacturing Facility w/ Large Outside Storage Yard



Clay Pritchett, SIOR

Partner
tel 713 985 4631
clay.pritchett@naipartners.com

NAI Partners

tel 713-629-0500
fax 713 629 0504
www.naipartners.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2015 NAI Partners. All rights reserved.

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

For Sale or Lease

8310 McHard Road

Houston, Texas 77053

±63,100 SF on ±8.49 Acres
Heavy Manufacturing Facility

50-Ton
Bridge Crane!



Clay Pritchett, SIOR

Partner
tel 713 985 4631
clay.pritchett@naipartners.com

NAI Partners

tel 713-629-0500
fax 713 629 0504
www.naipartners.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2015 NAI Partners. All rights reserved.

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO