For Sale

12714 Settemont Road Missouri City, TX Office Warehouse Facility



Property Highlights

SQUARE FOOTAGE

- ±8,500 total SF
- ±6,500 SF of office
- Freestanding building

LAND AREA

• ±2.59 Acres

SALE PRICE

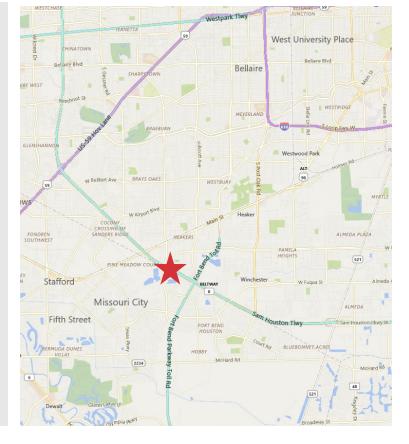
• \$1,200,000

LOCATION

 Located in Fort Bend County with good access to the Sam Houston Tollway and Fondren Road

BUILDING FEATURES

- Existing cell tower on the site generating approximately \$9,364 per year in rental income
- (2) 14' x 10' grade level doors
- Fully insulated
- 18' maximum clear height
- 3 phase, 240 volt, 400 amp electrical service
- Ample land for yard area or building expansion capabilities
- Great facility for a service company needing accessibility to Beltway 8



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