

# 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

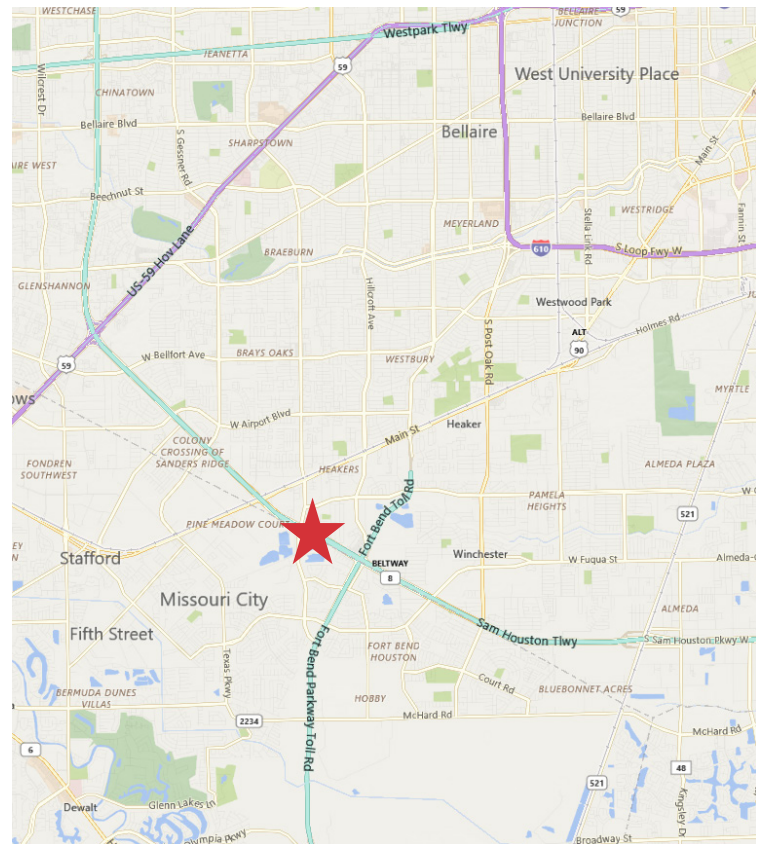
- \$1,200,000

### 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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