

For Sale or Lease

±5.95 Acres | Will Subdivide
±57,826 SF of Office/Warehouse Improvements
5910 Navigation Boulevard | Houston, TX



Prime Acreage in Houston's East-End Available for Continued Industrial Use or Redevelopment Opportunity

PROPERTY HIGHLIGHTS

Property Size:

- Improvements: ±57,826 SF (8 Buildings)
- Office: ±5,630 SF (2 Buildings)
- Warehouse: ±52,196 SF
- Largest Contiguous Building: ±27,689 SF Warehouse (Has ±27,689 SF Basement)
- Land: ±5.95 Acres (100% Paved/Stabilized)
- Will Subdivide to ±2.4272 Ac, ±1.8365 Ac & ±1.666 Ac Sites

Property & Building Features:

- Over 2.5 Acres of Stabilized Yard Available
- Loading: Dock-High and Grade Level
- Clear-Height: 10' – 13'
- Multiple Access Points & Gates for Truck Traffic
- Can be Subdivided on Sale or Buildings Leased Separately
- Excellent Ingress/Egress off Navigation & Side Streets
- Near Houston Ship Channel & Major Industry Operations
- Excellent Redevelopment Opportunity or Continued Industrial Use
- Great Opportunity on a Hard Corner with Full Block Frontage Along Navigation Boulevard

Property Location:

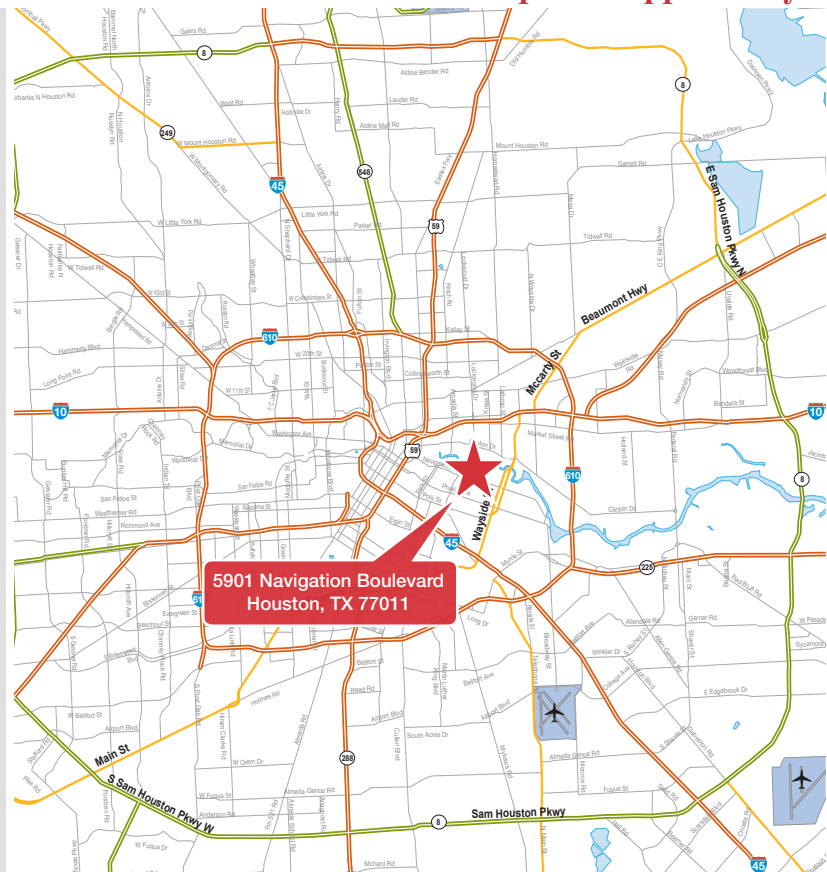
- Subject property is located in Houston's historical east-end which is home to many heavy industrial operations and offers convenient access to the Port of Houston, I-10 East, Loop 610 East and Highway 225.

Lease Rate:

- \$0.28/SF NNN for Improvements
- \$1,800/Acre for Stabilized Yard Area

Sale Price:

- \$5,183,878



Clay Pritchett, SIOR

tel 713 985 4631

fax 832 448 2264

clay.pritchett@naipartners.com

NAI Partners

tel 713 629 0500

fax 713 629 0504

www.naipartners.com

NAIPartners

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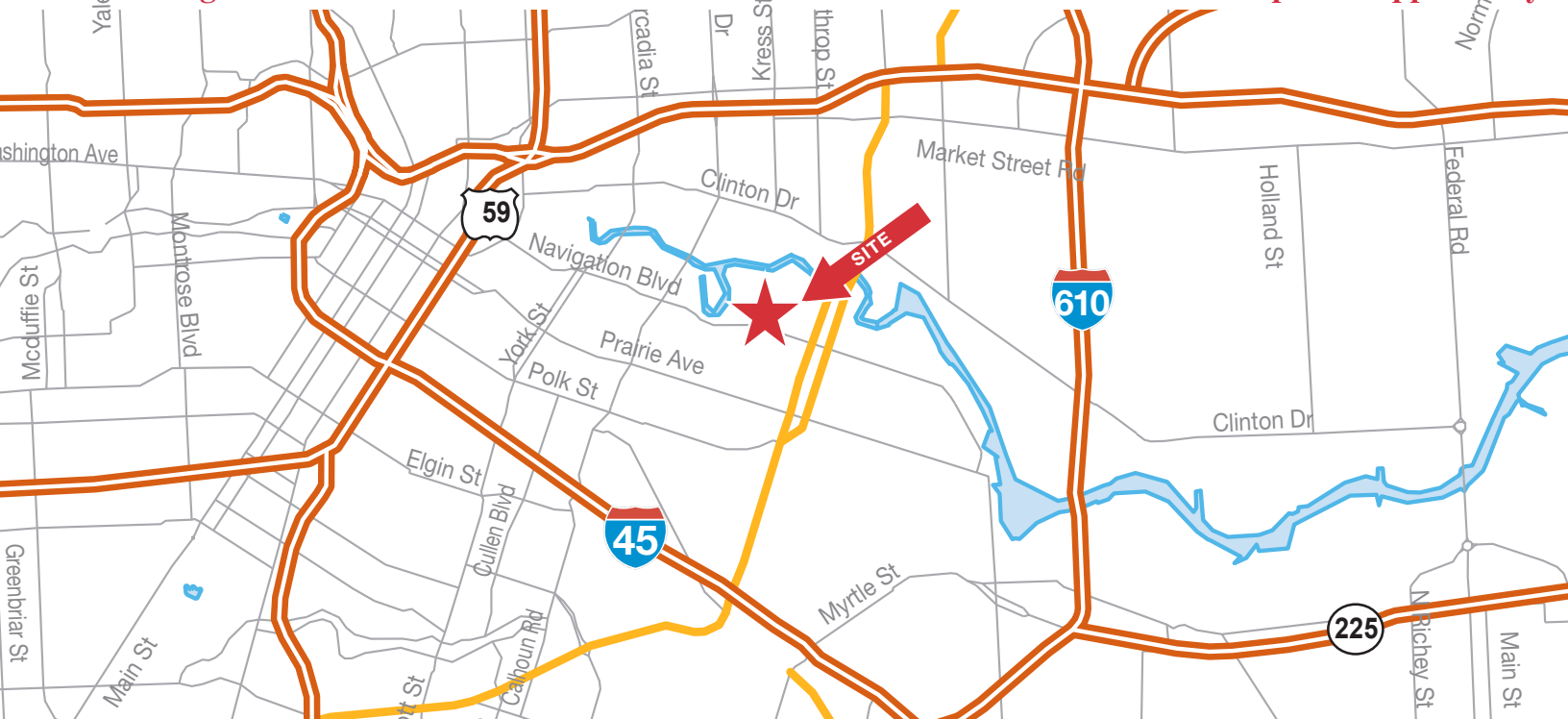
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