

FOR SALE OR LEASE

±18,200 SF on ±5.52 Acres
Office / Warehouse & Paved Yard
5825 & 5611 Kelley Street
Houston, Texas 77026

Did Not Flood During Harvey



PROPERTY HIGHLIGHTS

Property Size:

- ±18,200 SF (Total)
- ±5.52 Acres (Total)
- ±9,500 SF Office (Total)
- 5825 Kelley: ±15,000 SF on ±3.5629 Acres
- 5611 Kelley: ±3,200 SF on ±1.95 Acres
- Will Sale or Lease Separately or Together

Property & Building Features:

5825 Kelley Street

- ±7,500 SF Office
- ±7,500 SF Shop/Warehouse
- New Class A Construction Built 2008
- Storm-Water Detention In Place for Expansion
- Grade-Level w/ Drive-Through Capability
- Large Executive Offices, Dispatch Room, Drivers Lounge
- Armored Cashier Counter Area, Bull-Pen, Etc.
- Over 93 Dedicated Car Parking Spots
- 20' Clear-Height / 100' x 75' Clear-Span Warehouse

5611 Kelley Street

- ±2,000 SF Office Building
- ±1,200 SF Metal Shop
- ±1.72 Acres Paved Yard/Parking
- Formerly Serviced By Forklift Being Into Adjoining Rail Yard
- (3) Driveways For Ingress/Egress

Pricing

- 5825 Kelley Street: **\$1,900,000**
- 5611 Kelley Street: **\$ 750,000**
- 5825 & 5611 Kelley Combined: **\$2,500,000**
- Lease Rates: **Negotiable**



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Clay Pritchett, SIOR

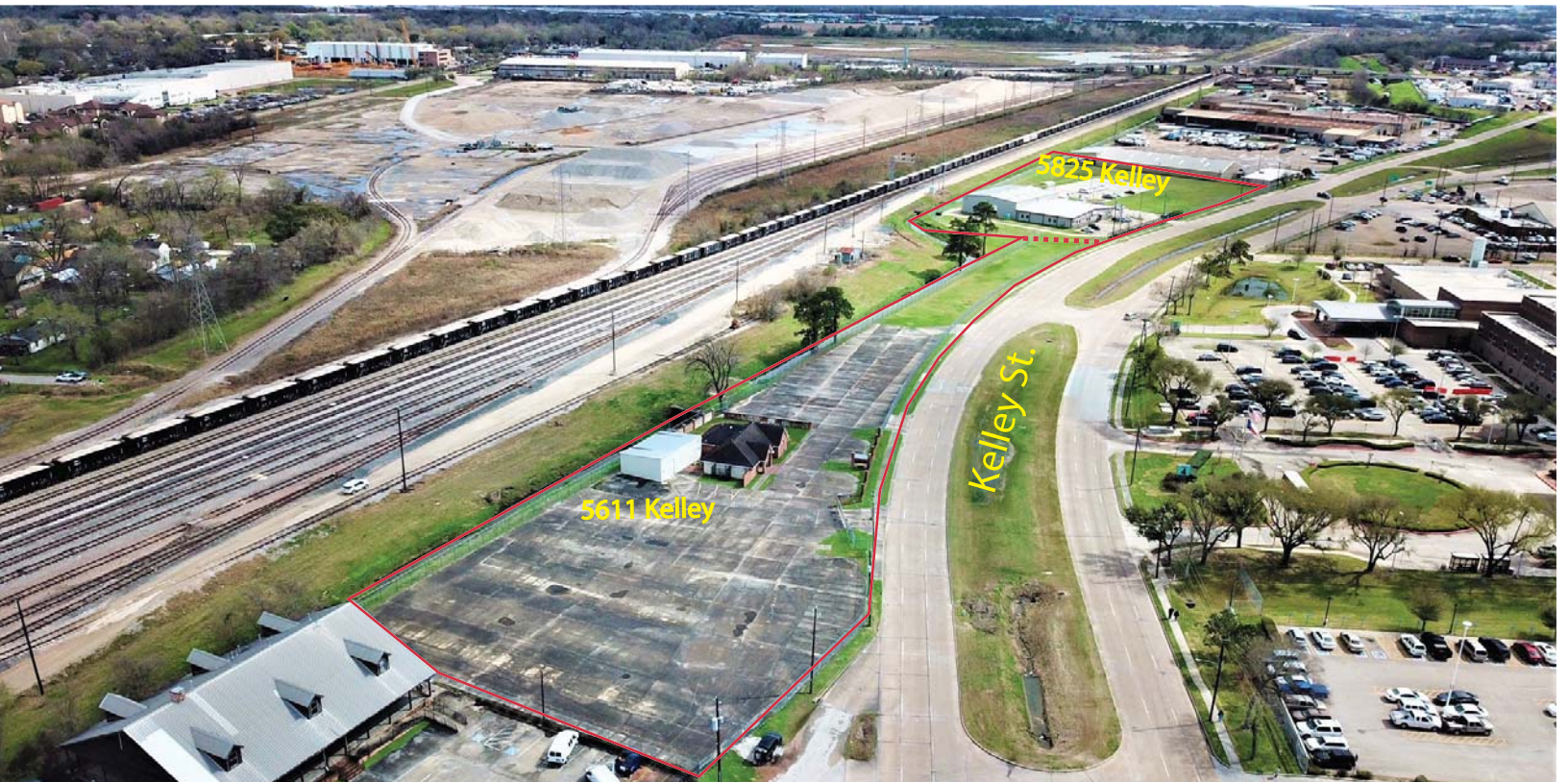
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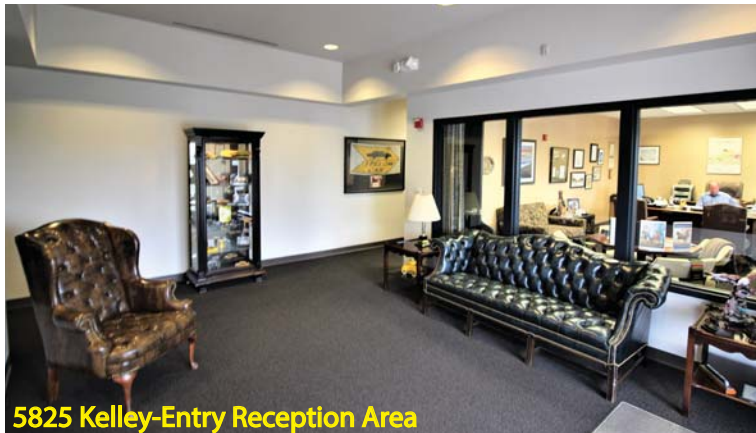
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5825 Kelley Exterior



5825 Kelley-Shop Interior



5825 Kelley-Entry Reception Area



5825 Kelley-Executive Office

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5611 Kelley-
Former Rail Yard Bridge



5611 Kelley-Exterior



5611 Kelley-Interior

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