

For Sale

±93,466 s.f. FTZ industrial campus on 10 acres

Site features:

- Premises:** ±93,466 s.f. (4 buildings)
- Land:** ±10.00 acres
- Building 1:** ±5,000 s.f. office building
LEED Silver certified
- Building 2:** ±53,336 s.f. bonded warehouse
(3) Dock high doors / (1) ramp
(6) Grade level doors
- Building 3:** ± 24,330 s.f. distribution warehouse
Sprinklered w/ monitored alarm
18'-28' Clear height
(4) Dock high doors / (1) ramp
- Building 4:** ± 10,800 s.f. office/warehouse
± 2,000 s.f. office
(4) Grade level doors
Drive thru capability

Highlights:

- Located in Foreign Trade Zone (FTZ 149)
- Controlled access
- 24/7 Closed Circuit Television
- Perimeter intrusion monitoring
- Heavy 3phase power
- Price: \$2,750,000

**200 Avenue I
Alvin, TX 77511**

Travis Secor

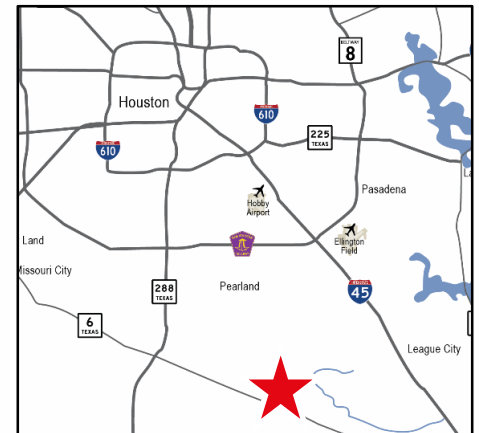
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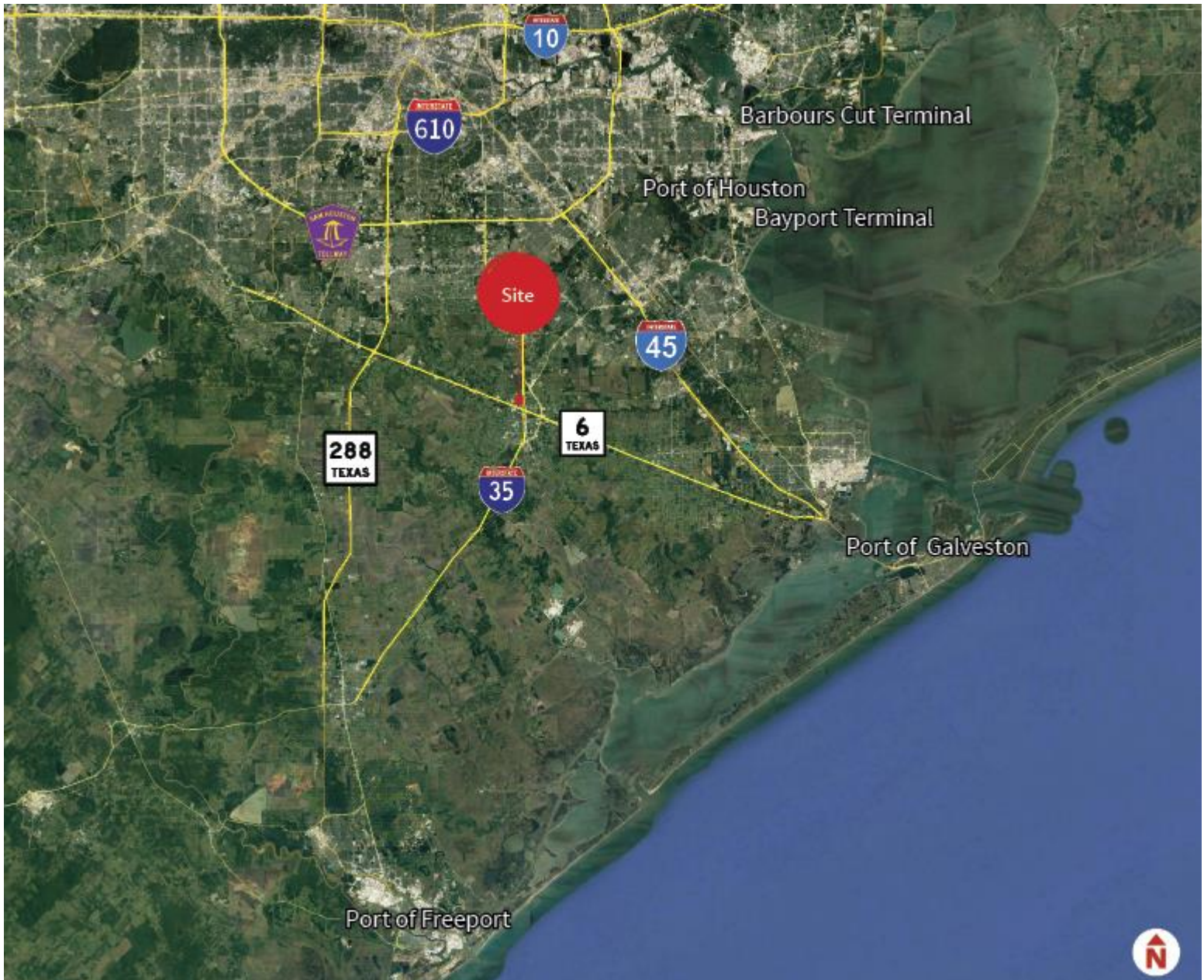
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Building 1 Office Building

- ±4,666 s.f.
- LEED certified silver



Building 2 Distribution Warehouse

- ±53,336 s.f.
- (3) Dock high doors / (1) ramp
- (6) Grade level doors



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Building 3

Distribution Warehouse

- ± 24,330 s.f.
- Sprinklered w/ monitored alarm
- 18'-28' Clear height
- (4) Dock high doors / (1) ramp



Building 4

Crane-served Office/Warehouse

- ± 10,800 s.f.
- ± 2,000 s.f. office
- (4) Grade level doors
- Drive thru capability

