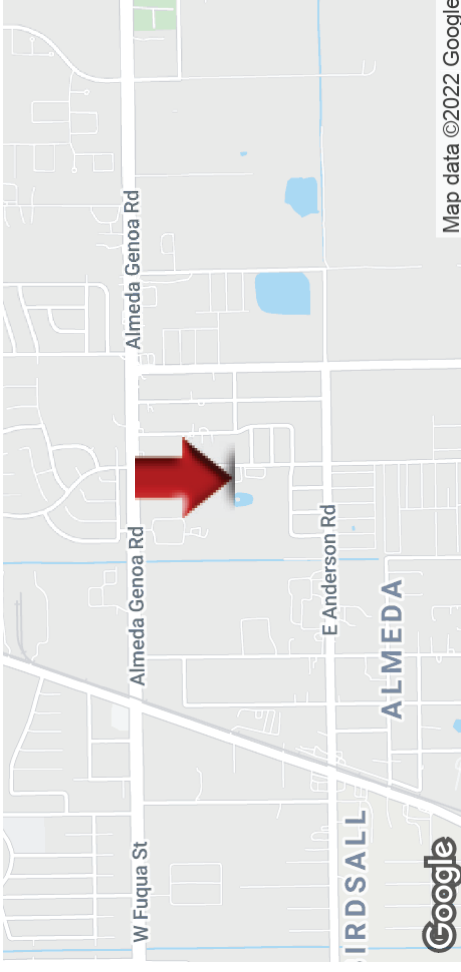


INDUSTRIAL FOR LEASE

13544 DEL PAPA ST HOUSTON, TX 77047

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OFFERING SUMMARY

AVAILABLE SF:	6,400 SF
LEASE RATE:	\$1.17 SF/Mo (NNN)
LOT SIZE:	3 Acres
YEAR BUILT:	1975
BUILDING SIZE:	6,400

PROPERTY OVERVIEW

Land Area is approx. 3 Acres total with 6,400sf in total improvements. The Main Warehouse is approx. 4,000sf building constructed in 1975 featuring an office area, restroom, 2 large bays, loft storage area, and other supporting facilities. The structure is currently being utilized as an auto repair facility for commercial trucks. The rear area is partially stabilized with a 2,400sf storage warehouse building, 3 Bay covered canopy, oil change pit area, and large partially stabilized yard for truck and equipment storage.

PROPERTY HIGHLIGHTS

- Easy access to 288 and Beltway 8
- 4,000sf Commercial Warehouse Mechanic Shop with Office, 2 Large Bays
- 2,400sf Metal Frame Warehouse
- Paved Metal Canopy with 3 Bays & Covered Storage Area
- Partially Stabilized Yard for Truck and Equipment Storage
- Use: Auto Repair, Service Business, Distribution, Manufacturing, Car Truck Storage & Gross
- Storage Lease Rate: \$7,500/Mo. (NNN)

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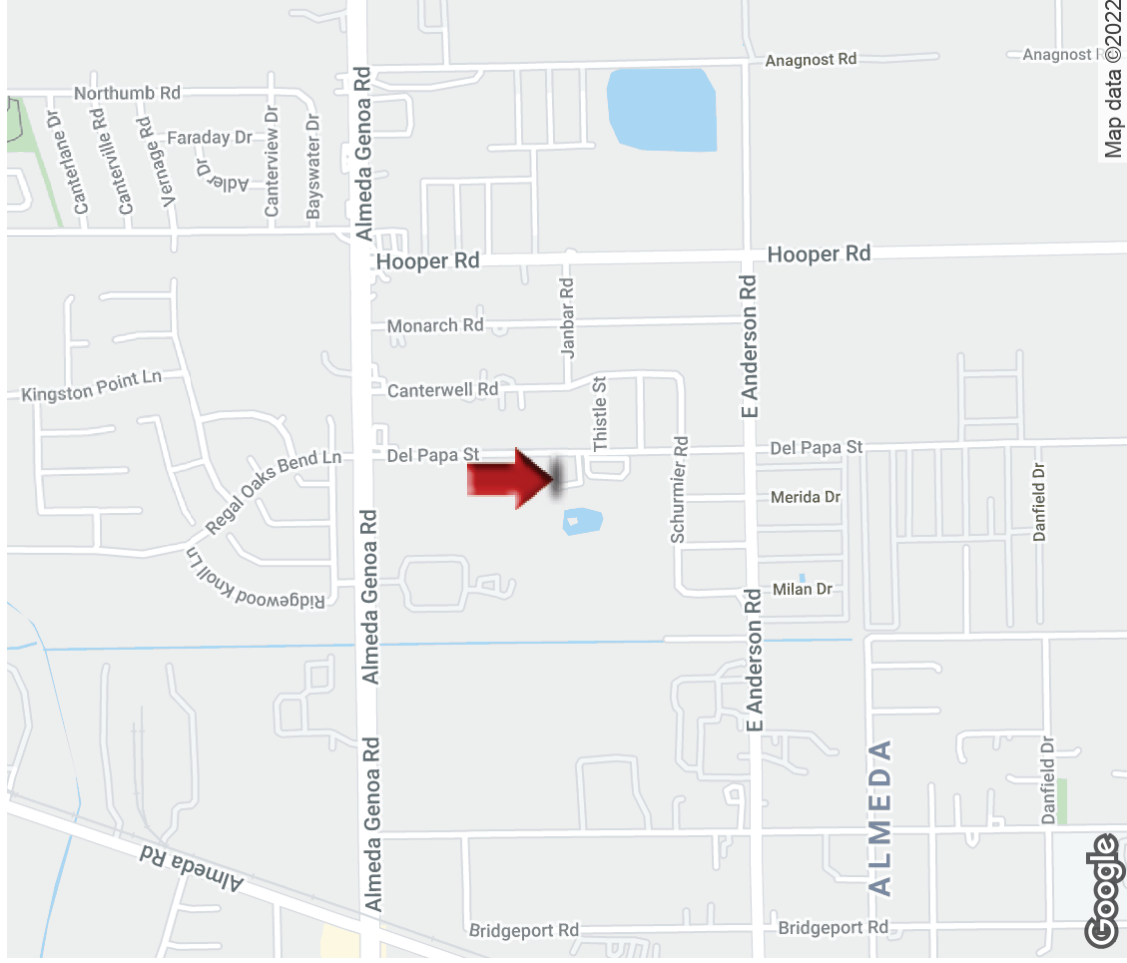
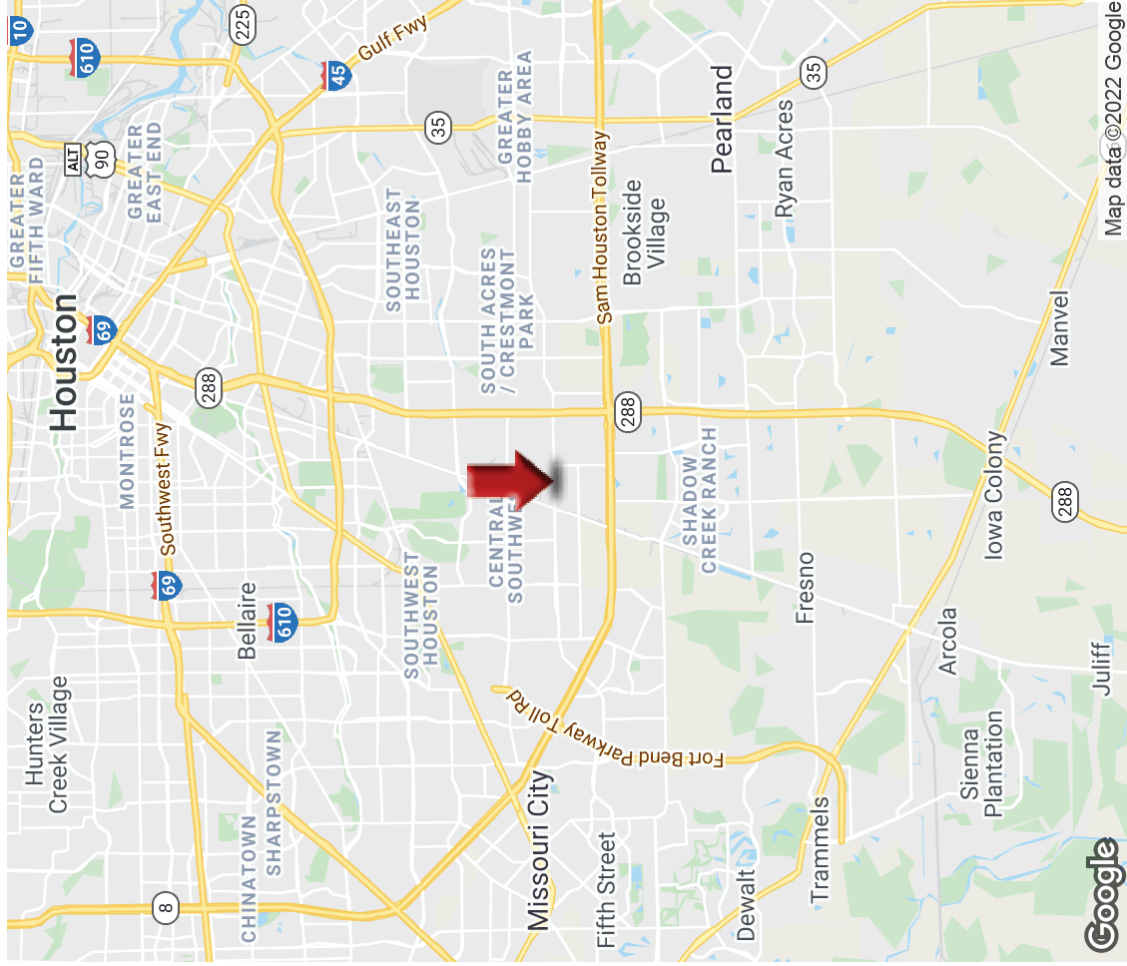
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