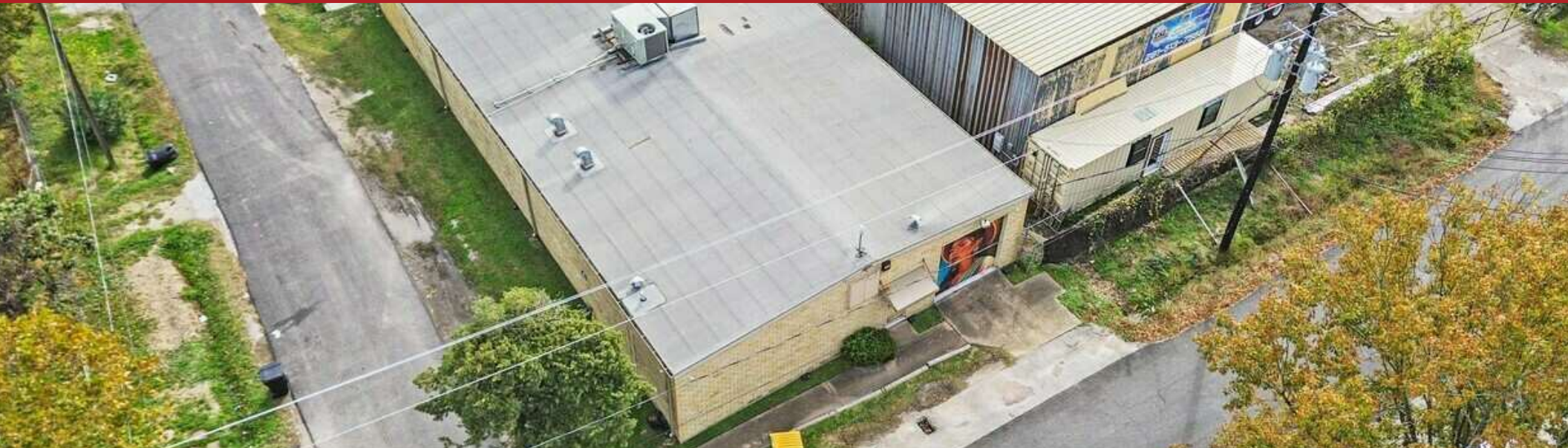


4704 SQFT INDUSTRIAL SPACE FOR LEASE

115 ENGEL ST, HOUSTON, TX 77011

FOR SALE & LEASE: \$695,000 OR \$3,600.00 PER MONTH (NNN)

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

Welcome to this exceptional commercial property boasting a spacious 4,704 square foot building with tall ceilings, providing ample room for various business ventures. Recently equipped with a brand-new A/C system, this space ensures optimal climate control year-round, fostering a comfortable environment for both customers and employees. With the added advantage of 3-phase power, the property enhances electrical efficiency, accommodating a range of power-intensive operations seamlessly. The heavy brick construction, devoid of windows, not only offers a robust foundation but also ensures heightened security and privacy. Convenient access is facilitated by an electric roll-up door, streamlining loading and unloading processes. Inside, upgraded bathrooms provide modern amenities, enhancing the overall experience for occupants. Safety is paramount, evidenced by the installation of new security cameras throughout the premises. Additionally, the inclusion of two commercial 3-bay sinks adds versatility, catering to a wide array of business needs. This meticulously maintained property offers the perfect canvas for your commercial endeavors, combining functionality, security, and convenience in one impressive package.

LOCATION DESCRIPTION

This industrial warehouse is strategically positioned at the corner of Engel Street and Avenue H, placing it in the heart of a dynamic and bustling area. Just a few blocks away is the Houston Metro Rail line stop at Altic/Howard Hughes, offering excellent public transport connectivity. This location is deeply integrated within a diverse community, surrounded by a wide array of local businesses that include retail stores, restaurants, schools, and residential housing. The proximity to such a varied mix of establishments not only enhances the potential for business synergy but also ensures a steady flow of local traffic and visibility. This warehouse is an ideal spot for businesses seeking a location that is both centrally located and immersed in the vibrant day-to-day life of the area.

PROPERTY HIGHLIGHTS

- 4,740 sq ft building with tall ceilings
- Newly installed A/C for optimal climate control
- 3 phase power for enhanced electrical efficiency
- Heavy brick construction with no windows and new security cameras installed for added security
- Electric roll-up door for convenient access
- Upgraded bathrooms for improved facilities
- 2 commercial 3-bay sinks for versatile use

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Sale Price: | \$695,000 |
| Lease Rate: | \$3,600.00 per month (NNN) |
| Available SF: | 4,704 SF |
| Lot Size: | 4,996 SF |

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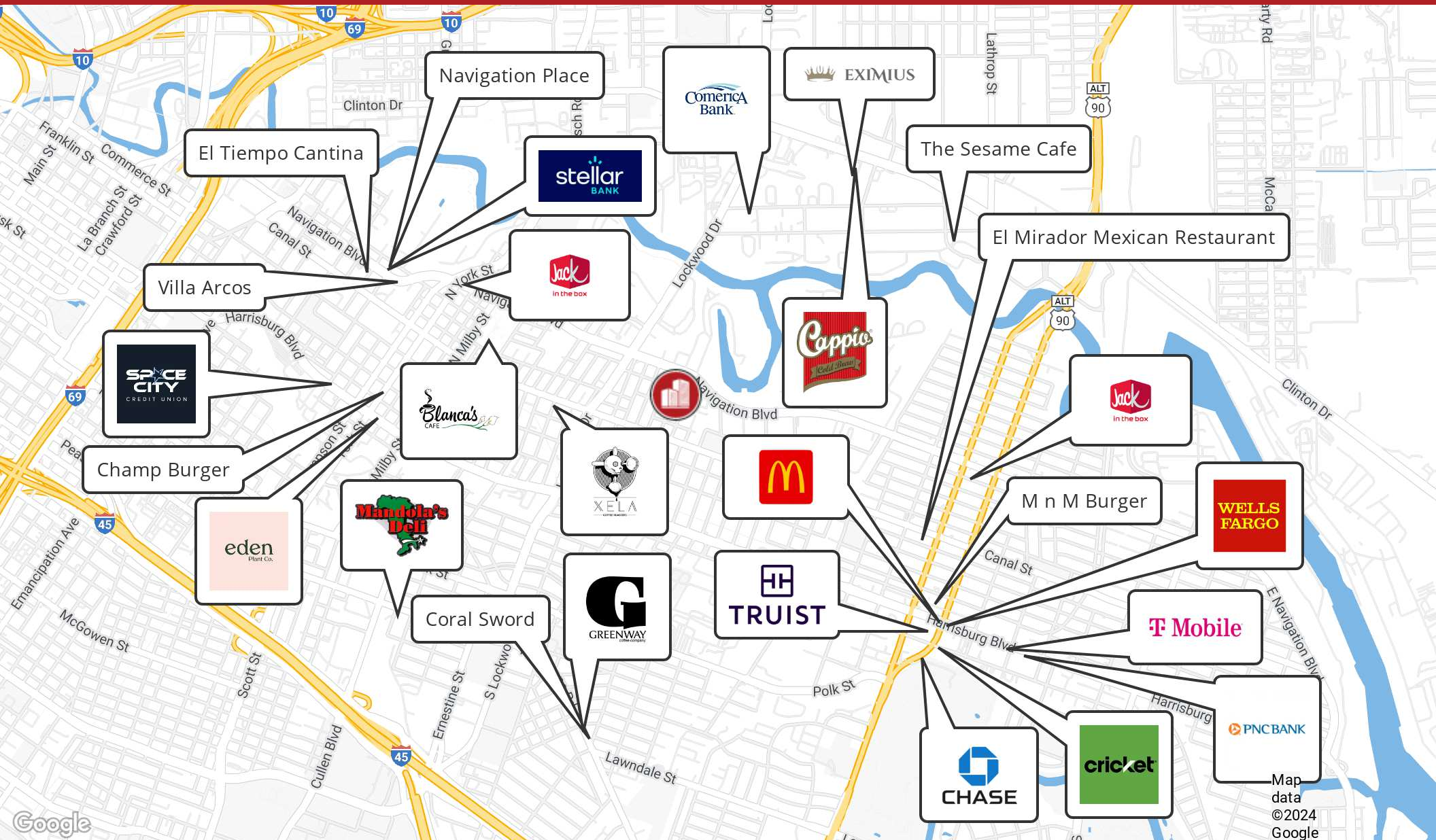
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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LOCATION MAP | INDUSTRIAL PROPERTY



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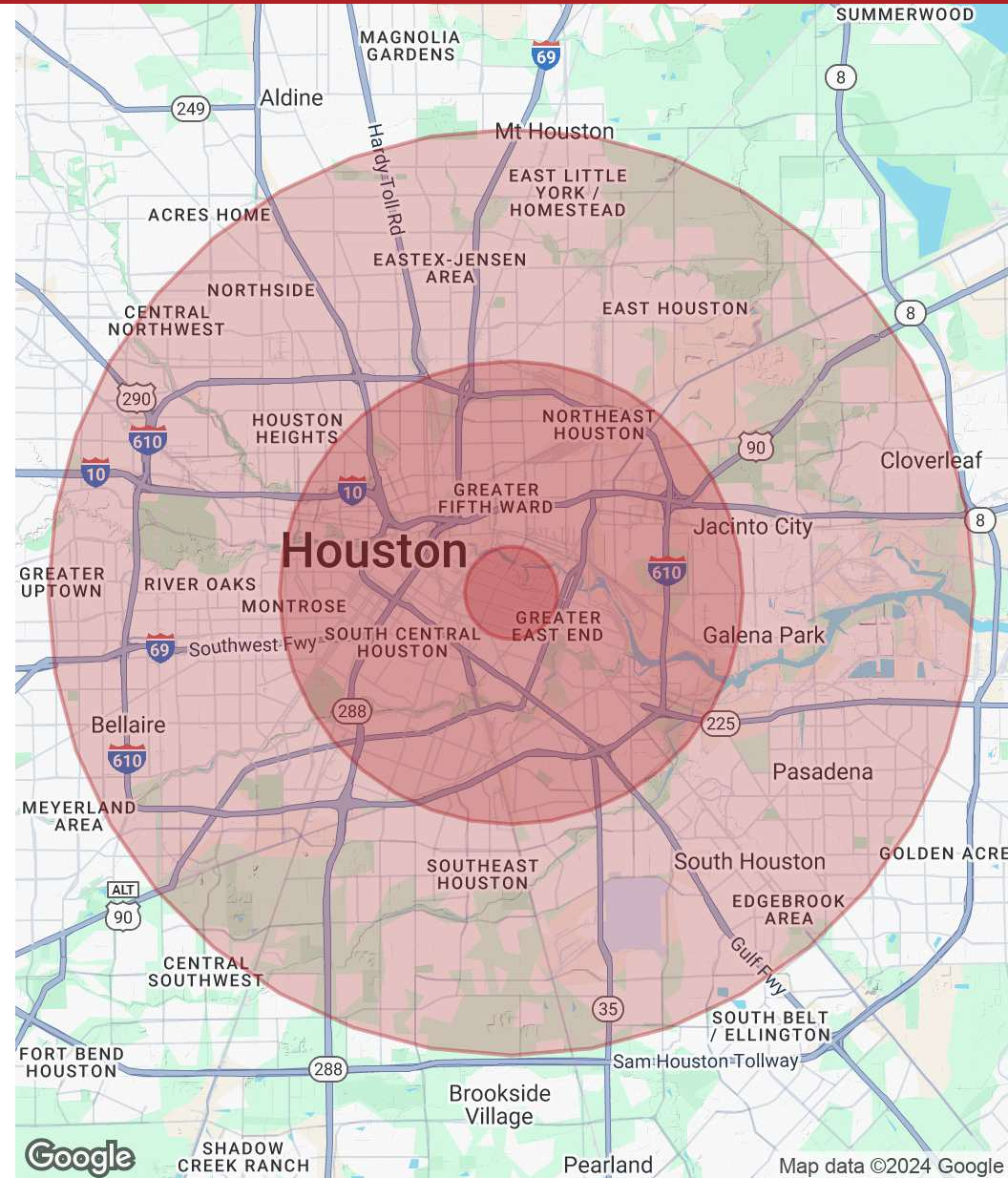
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DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 14,041 | 343,914 | 1,272,019 |
| Average Age | 36.7 | 34.6 | 34.5 |
| Average Age (Male) | 36.7 | 34.2 | 34.0 |
| Average Age (Female) | 38.2 | 35.1 | 34.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,588 | 152,572 | 535,713 |
| # of Persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$45,254 | \$71,131 | \$86,053 |
| Average House Value | \$145,421 | \$220,838 | \$261,279 |

2020 American Community Survey (ACS)



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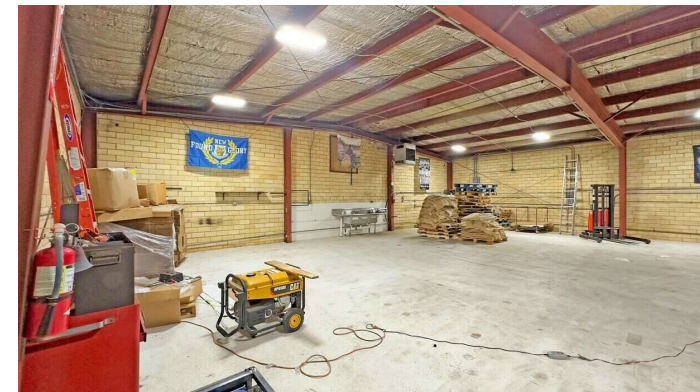
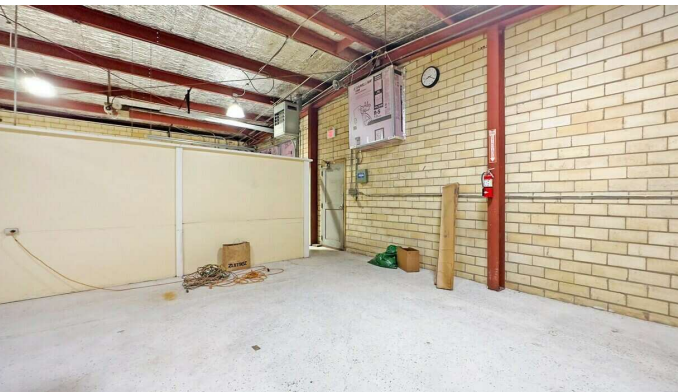
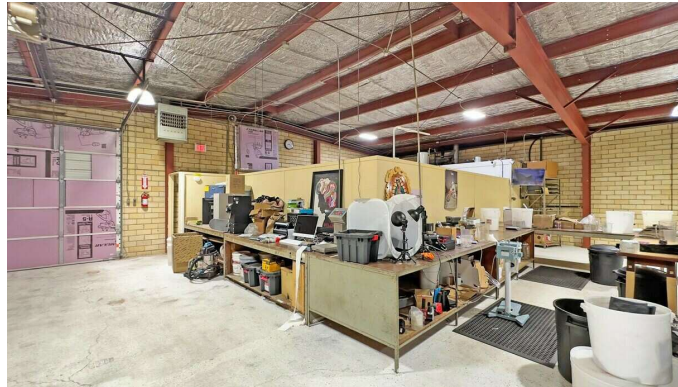
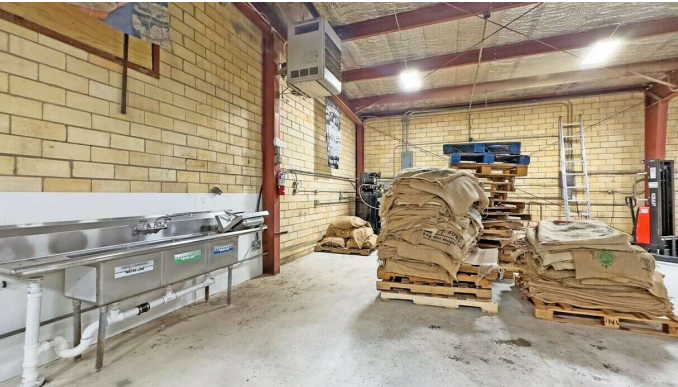
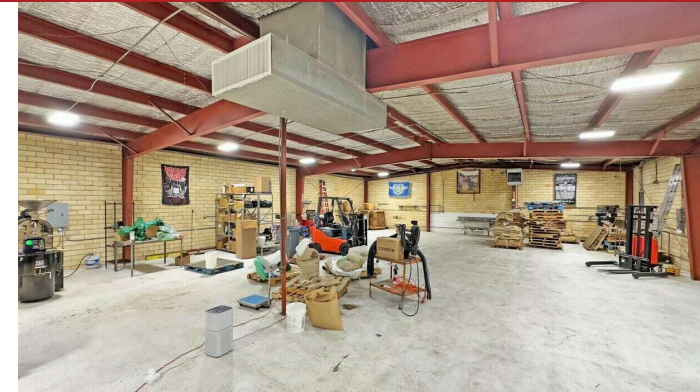
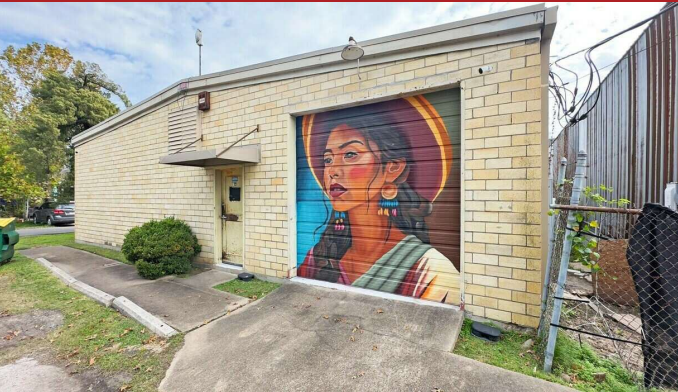
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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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