



Carlsbad Industrial Park

12017 Carlsbad St, Houston, TX 77085

UNITED
REAL ESTATE



Sang Cha

United Real Estate

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Carlsbad Industrial Park

\$12.72 /SF/YR

12017 Carlsbad St, Houston, TX 77085, Unit B
Metal Building for Commercial or Light Industrial Business

- One of the 6(Six) Identical size metal buildings in the gated complex near Hwy 90 Alt(South Main St and Carlsbad St)
- Space Size: 3,000SF (60FT Width x 50FT Length)
- Eave Height/Peak(Center) Height: 16FT/180FT
- Roll Up Door: 2 Ea x 16FT(Width) x 14FT(Height)
- Office: 234SF(=18FT x 13FT), Airconditioned and 1(One) Restroom next to it.

Terms and conditions;

1. Lease Term: 3(Three) Years
2. Monthly Rent(1st/2nd/3rd): \$3,080/\$3,180/\$3,280 ** Tax/Ins included, CAM included
3. Free Rent : 1(One) Month
4. Move-In Date: Available from 03/01/2024...

- Fronting to Hwy 90 Alt(South Main St) and Carlsbad St, 2(Two) In/Out Front Sliding Gates to the complex and 1(One)Rear Exit Gate



Rental Rate:	\$12.72 /SF/YR
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	18,000 SF
Walk Score @:	36 (Car-Dependent)
Transit Score @:	37 (Some Transit)
Rental Rate Mo:	\$1.06 /SF/MO

1st Floor Ste B

Space Available	3,000 SF
Rental Rate	\$12.72 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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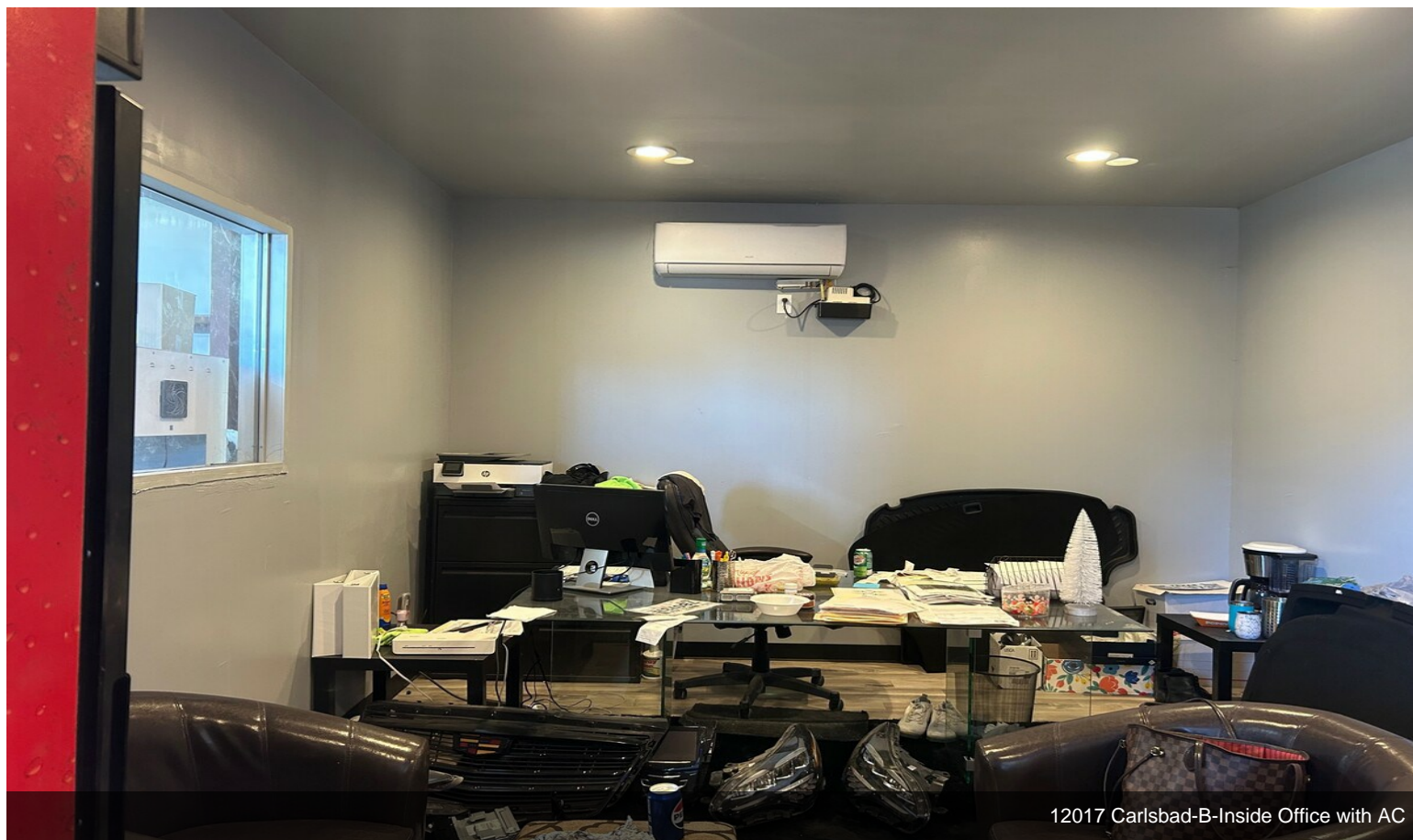
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Property Photos



12017 Carlsbad-B-Inside Office with AC



12017 Carlsbad-B-Separate Meter

Property Photos



12017 Carlsbad-B-Workshop Area1