



# WAREHOUSE FOR LEASE

236 Old Angleton Road—Clute, Texas 77541

## Space Details

- ◆ **11,575 RSF**, Open Warehouse
- ◆ Fully Sprinklered
- ◆ 12' Clear Height
- ◆ Two (2) Overhead Doors
- ◆ Drive-thru capability
- ◆ One (1) Bathroom
- ◆ Back Gravel Yard Area

## Lease Terms

Initial Rent, **\$5.50/SF**, NNN  
Expenses Estimated at \$2.50/SF

**Negotiable Lease Term**

Available Immediately

**Mike Vandaveer**

Broker-Owner  
(713) 725-0416  
[mike@VandaveerCommercial.com](mailto:mike@VandaveerCommercial.com)

**Mark McCrummen**

Agent - Property Manager  
(713) 557-9149

[mark@VandaveerCommercial.com](mailto:mark@VandaveerCommercial.com)

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