

5220 TED STREET | HOUSTON, TX 77040

MANUFACTURING /CRANE SERVED
±2,400 AMPS, 480 V, 3 PHASE



2 Buildings Totaling ±45,500 SF For Sale or Lease - Building 1: ±33,000 SF + Building 2: ±12,500 SF

MARK NICHOLAS, SIOR

Executive Vice President
mark.nicholas@jll.com
+1 713 805 6330

WILL CLAY

Executive Vice President
will.clay@jll.com
+1 713 503 1027

GEOFF PERROTT

Executive Vice President
geoff.perrott@jll.com
+1 713 888 4072



PROPERTY HIGHLIGHTS

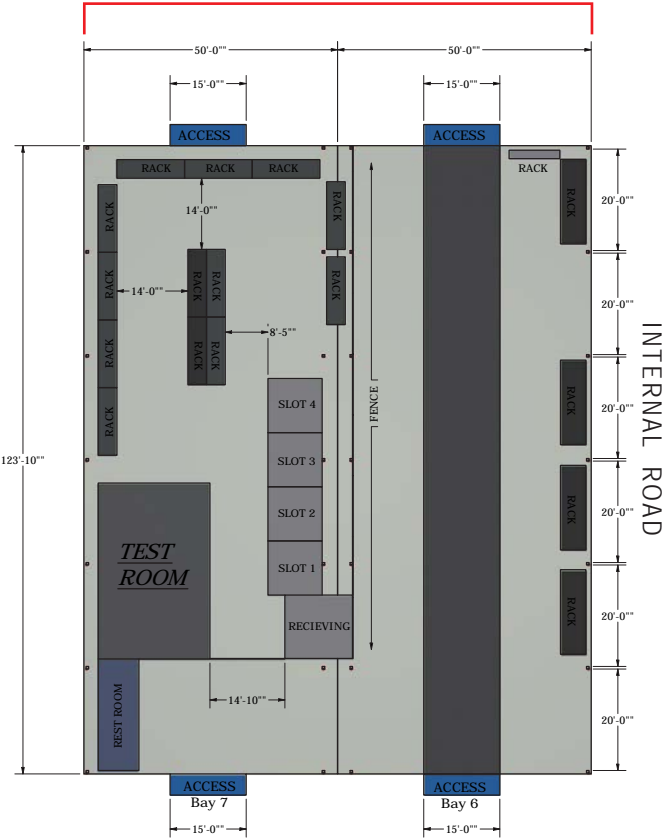
ADDRESS	5220 Ted Street Houston, TX
TOTAL SF	±45,500 SF (2 Buildings, ability to lease separately)
BUILDING 1	±33,000 SF (250' x 123')
BUILDING 2	±12,500 SF (100' x 123')
OFFICE AREA	±3,500 SF (Partially soundproof)
ACREAGE	±2.0 Acres Total (Fully Paved/Stabilized, 3/4 Fenced)
DOOR SIZES	11'8" - 15'
CLEAR HEIGHT	18' - 24' Eave
ESTIMATED POWER	2,400 Amps, 480 V, 3 Phase
CRANES	Two (2) 5 – Ton (12' Hook Height)
BAY DIMENSIONS	Seven (7) 50' Wide x 120' Long
ROOF	Recoated in 2023
UTILITIES	City Sewer, Well Water, Immediate Capability to join City of Houston Water
NATURAL GAS	To Building
ACCESS	Easy acces to Hwy 290 via Pinemont or Hollister
MISC	Vent Fans every bay, Sky Lights Through-out, Compressed Airlines
LEASE RATE	\$0.65/SF NNN
PURCHASE PRICE	Price Reduced \$85/SF \$78/SF or \$3,549,000



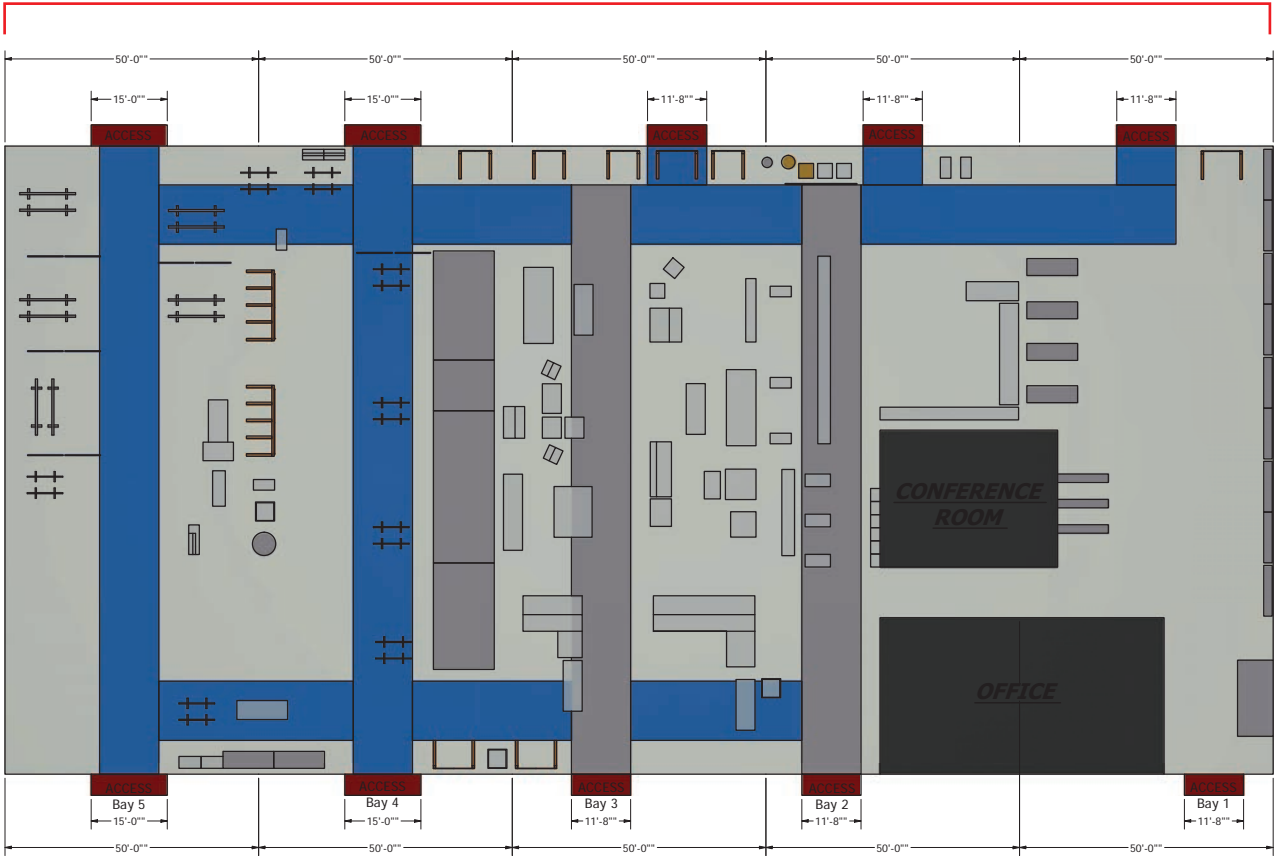
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BAY LAYOUT

BUILDING 2

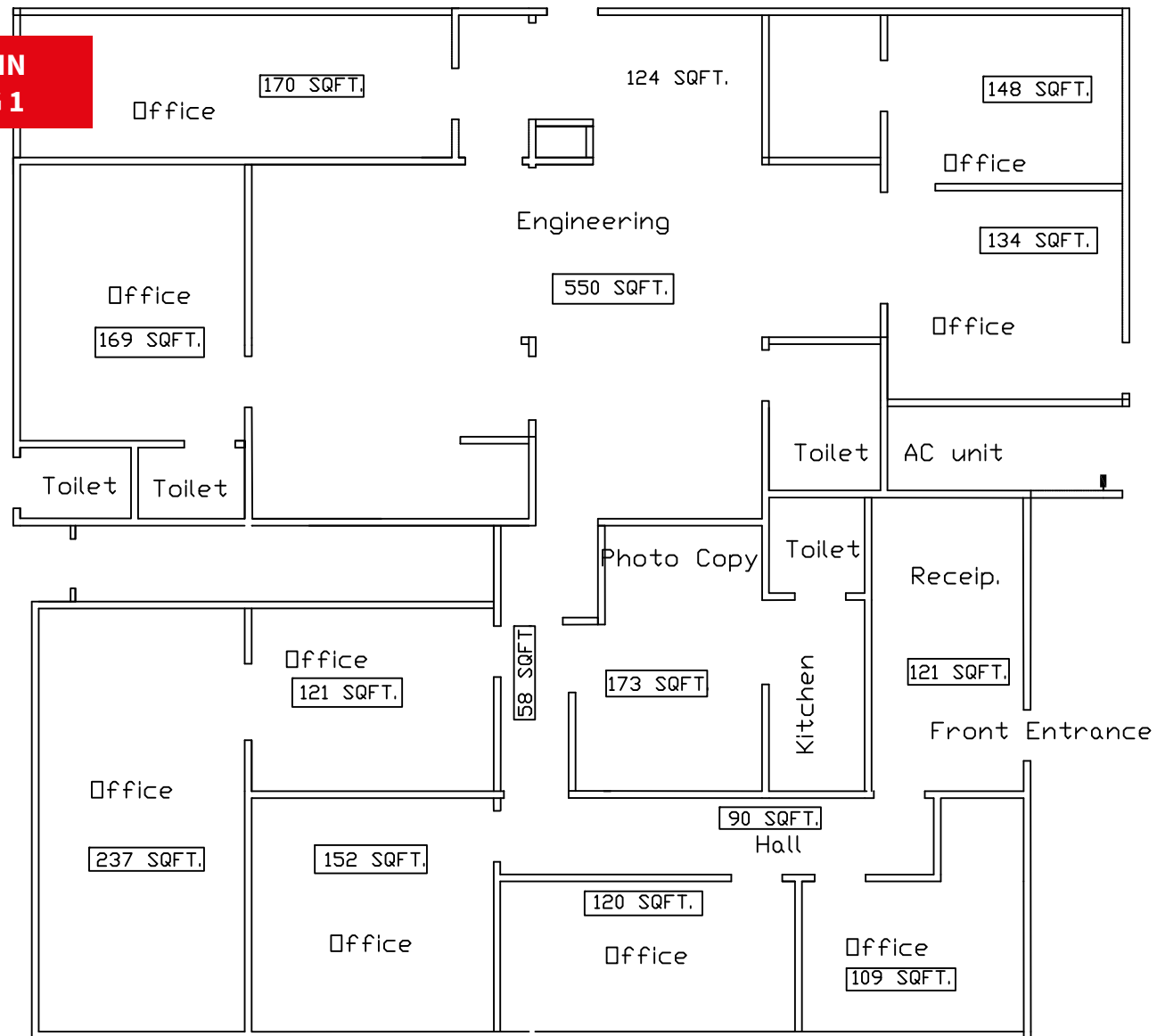


BUILDING 1

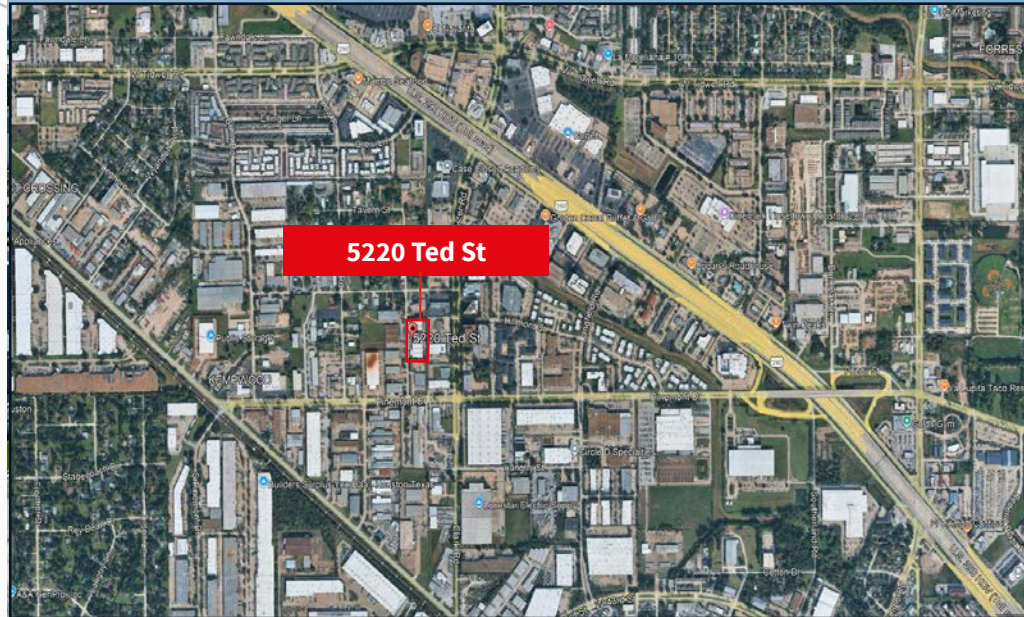


OFFICE FLOORPLAN

**LOCATED IN
BUILDING 1**



LOCATION OVERVIEW



5220 Ted St

GRAND PARKWAY
19 MINS

INTERSTATE 10
9 MINS

BELTWAY 8
6 MINS

HIGHWAY 290
1 MIN

INTERSTATE 610
8 MINS

DOWNTOWN HOUSTON
18 MINS

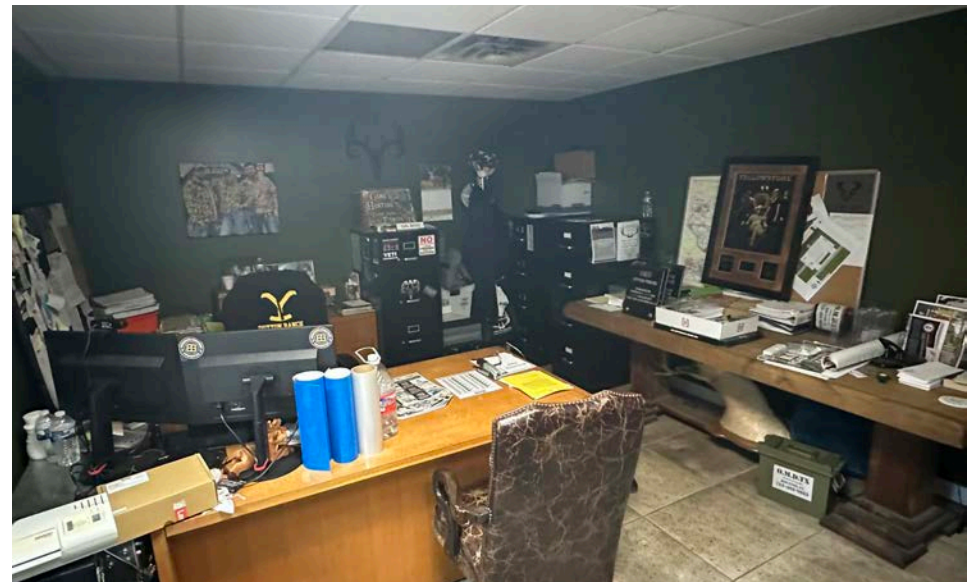
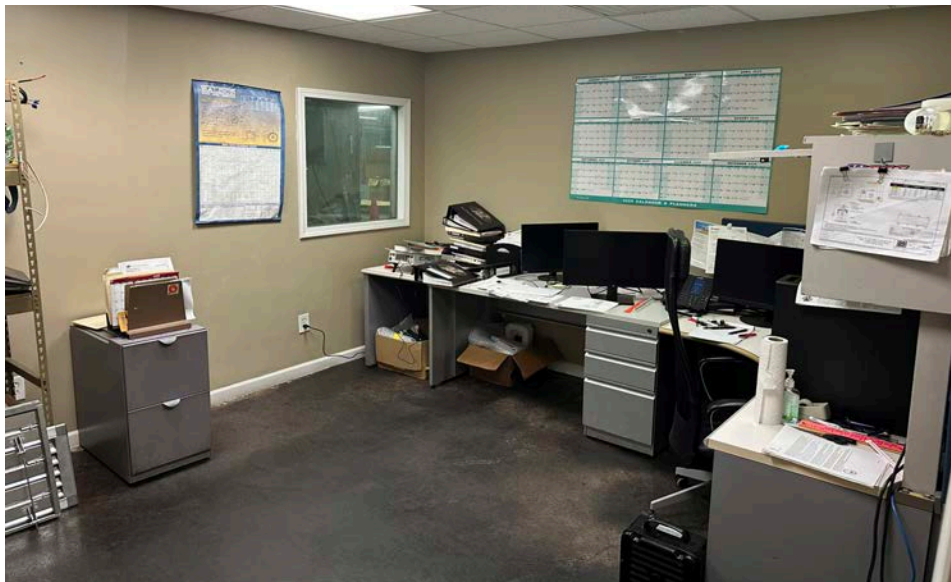
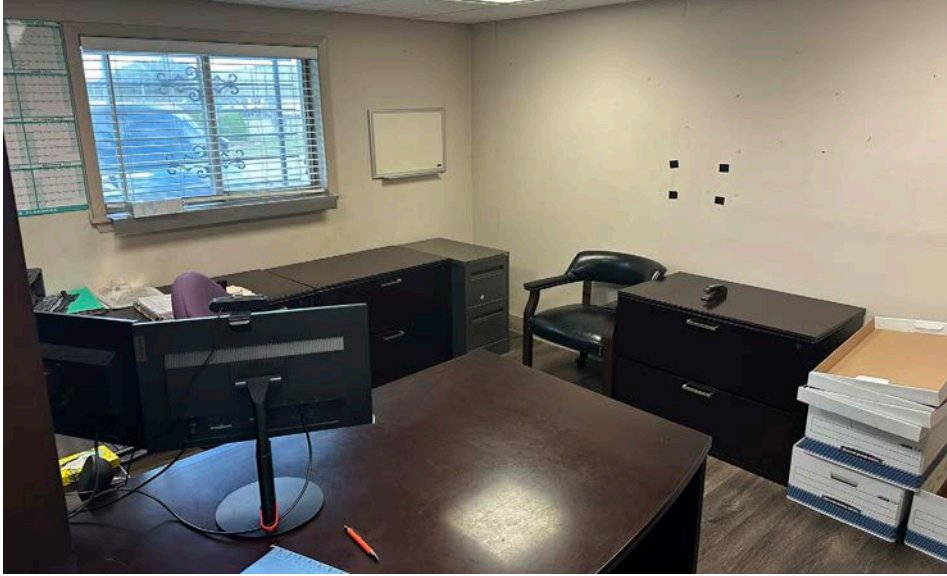
INTERSTATE 45
17 MINS

IAH AIRPORT
26 MINS

PROPERTY PHOTOS



PROPERTY PHOTOS



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For more information, please contact:

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