



# COLDWELL BANKER COMMERCIAL



# 5317 Inker St., 77007

First time on the market. Family-owned commercial tool distribution center.

Possible owner financing for short term.



- 44,361 ft<sup>2</sup> lot (1.01 acres)
- Two buildings: steel construction, built 1998
- Total ft<sup>2</sup>: 26,120
- Electric gate and fenced, sprinklered, fire system throughout
- Security alarm
- Covered parking spaces



- Main building: 18,675 ft<sup>2</sup> per HCAD

Two drive-in, grade-level doors, 12'h X 10'w, w/rollup doors

Additional 6,375 ft<sup>2</sup> mezzanine with 7'-9' ceiling height

7,075 ft<sup>2</sup> air-conditioned offices and will-call; 11,600 ft<sup>2</sup> non-A/C warehouse

Warehouse ceiling height: 23' center to 20' sides

Four 5-ton A/C units

Warehouse bathrooms and showers ADA compliant



- Secondary building: 1,035 ft<sup>2</sup>, 12'-15' ceiling, 12'h X 20'w doorway, w/rollup door
- Also available for sale: 2,000 running feet of shelving, all office furniture
- All measurements approximate. Buyer should verify.









**Price: \$4,125,000**

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