

# FOR SALE / LEASE

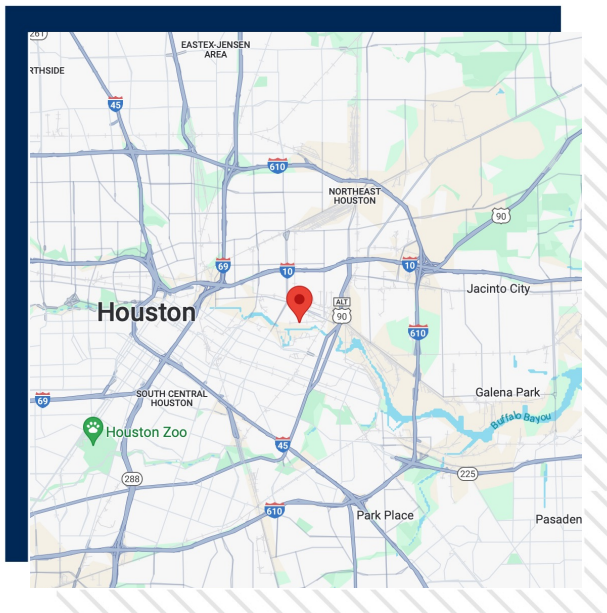


# PrinGroup

COMMERCIAL



## 104 Japhet St., Houston, TX 77020



### Property Details

- 44,900sf Office/Warehouse
- +/- 3.11ac of land
- +/-1,000sf Office area
- **Fully Sprinklered Warehouse**
- (1) Dock well, (2) grade level doors
- Fully insulated warehouse
- 3PH/240V/400 Amps
- 22' Clear Height
- Easy access to I10, HWY 59, Loop 610
- Contact Broker for pricing

**Steven O'Connor**

(713) 300-4081  
steven@pringroup.com

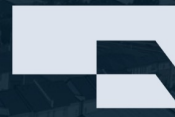
**Marc Lawson**

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- Conceptual Rendering after Improvements

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