

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

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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 access to Hwy 290 via Pinemont or Hollister
MISC	Vent Fans every bay, Sky Lights Throughout, Compressed Airlines
LEASE RATE	\$0.65/SF NNN
PURCHASE PRICE	Price Reduced \$85/SF \$78/SF or \$3,549,000



SURVEY

PINEMONT (80' R.C.W.)

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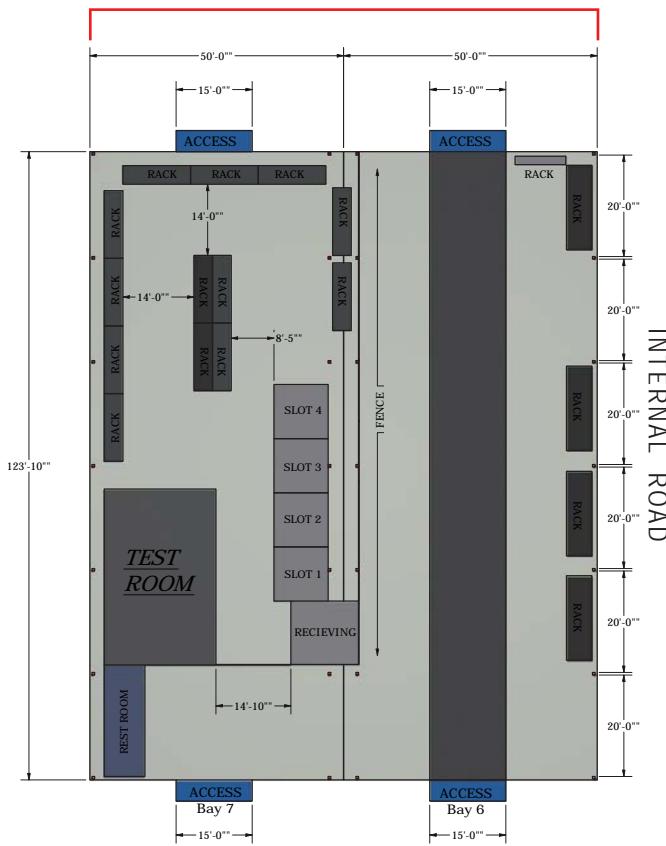
Hand-drawn map of Ted Street (60' R.O.W.) showing property lines, buildings, and a survey line. The map includes the following details:

- Property Lines:** N 30° E 208.42', N 30° E 407.25', S 0° 30' 30" W 407.25', S 0° 30' 30" W 208.41', S 0° 28' 44" E 275.13'.
- Buildings:** Police Office #2, Metal Building #1, Metal Building #3, Metal Sheds.
- Survey Line:** Survey line running diagonally across the property.
- Other Labels:** Police Office, Police Log, Jones Tract Vol. 7042, Page 109 H.C.D.R., (Call Neg. 21954), and various property lines and dimensions.

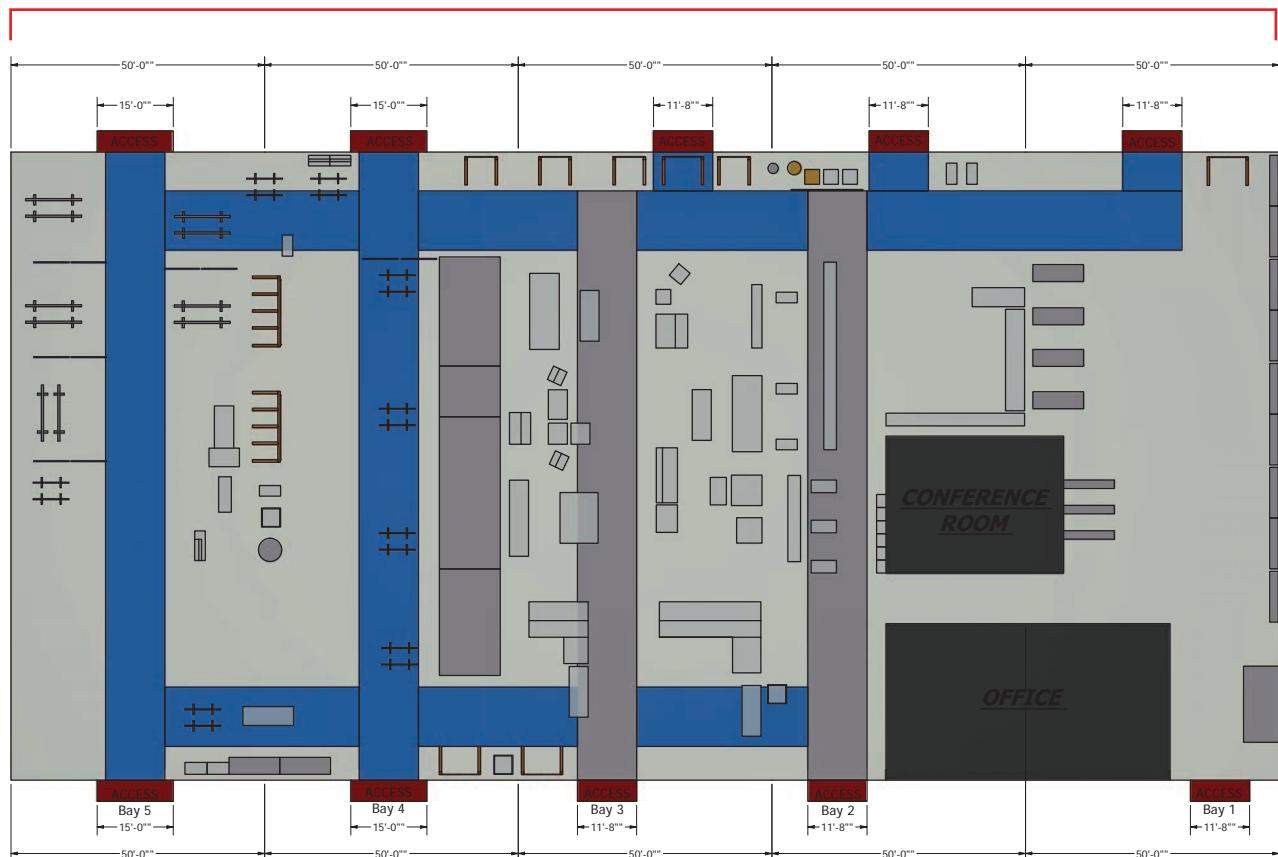
HILLMONT (SO/R.Q.W.)

BAY LAYOUT

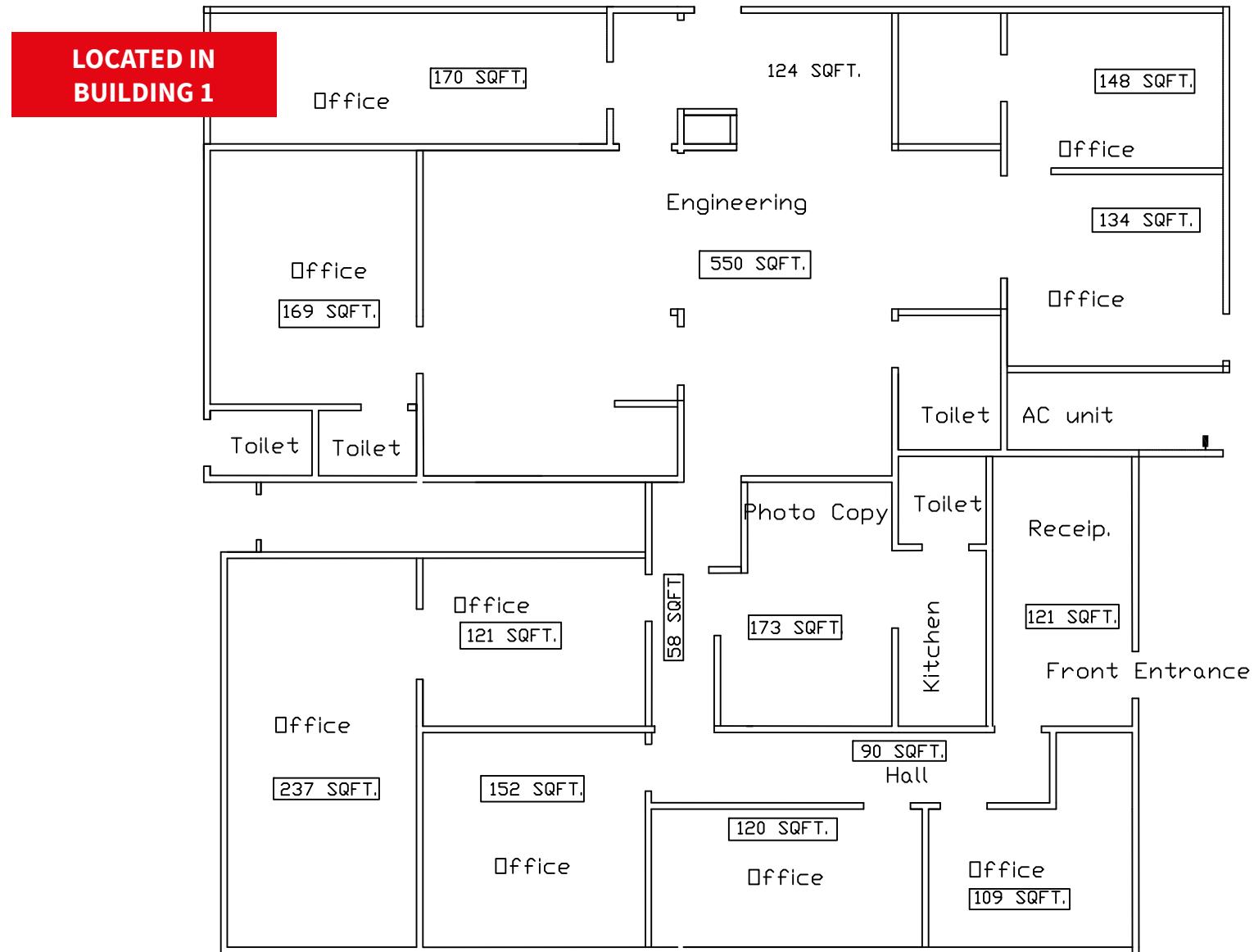
BUILDING 2



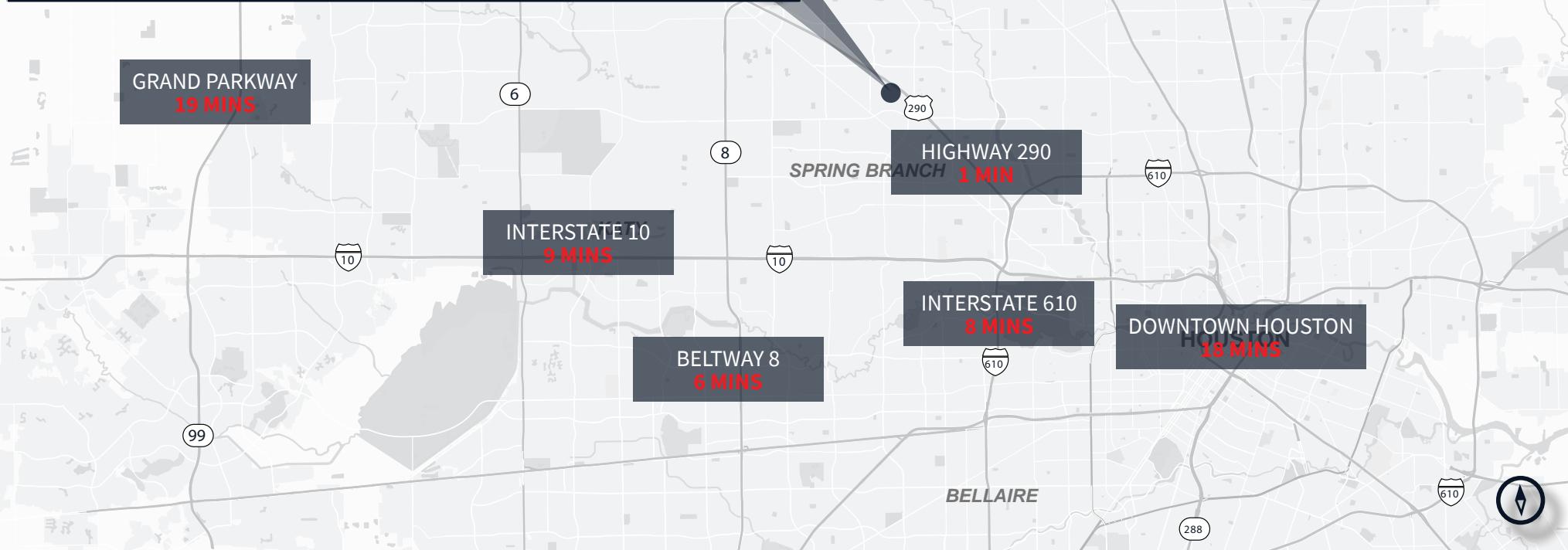
BUILDING 1



OFFICE FLOORPLAN



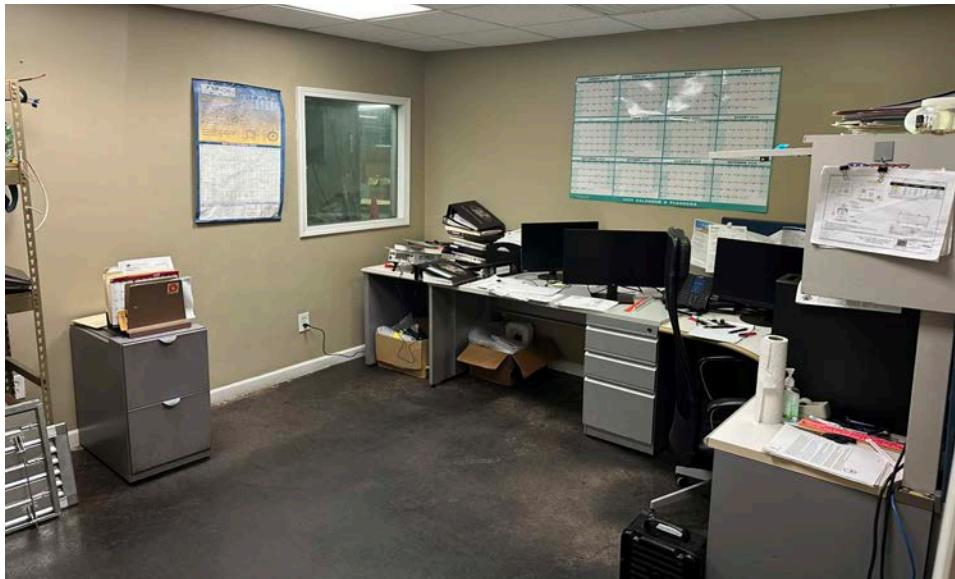
LOCATION OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



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BUILDING 2

BUILDING 1

For more information, please contact:

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