

# 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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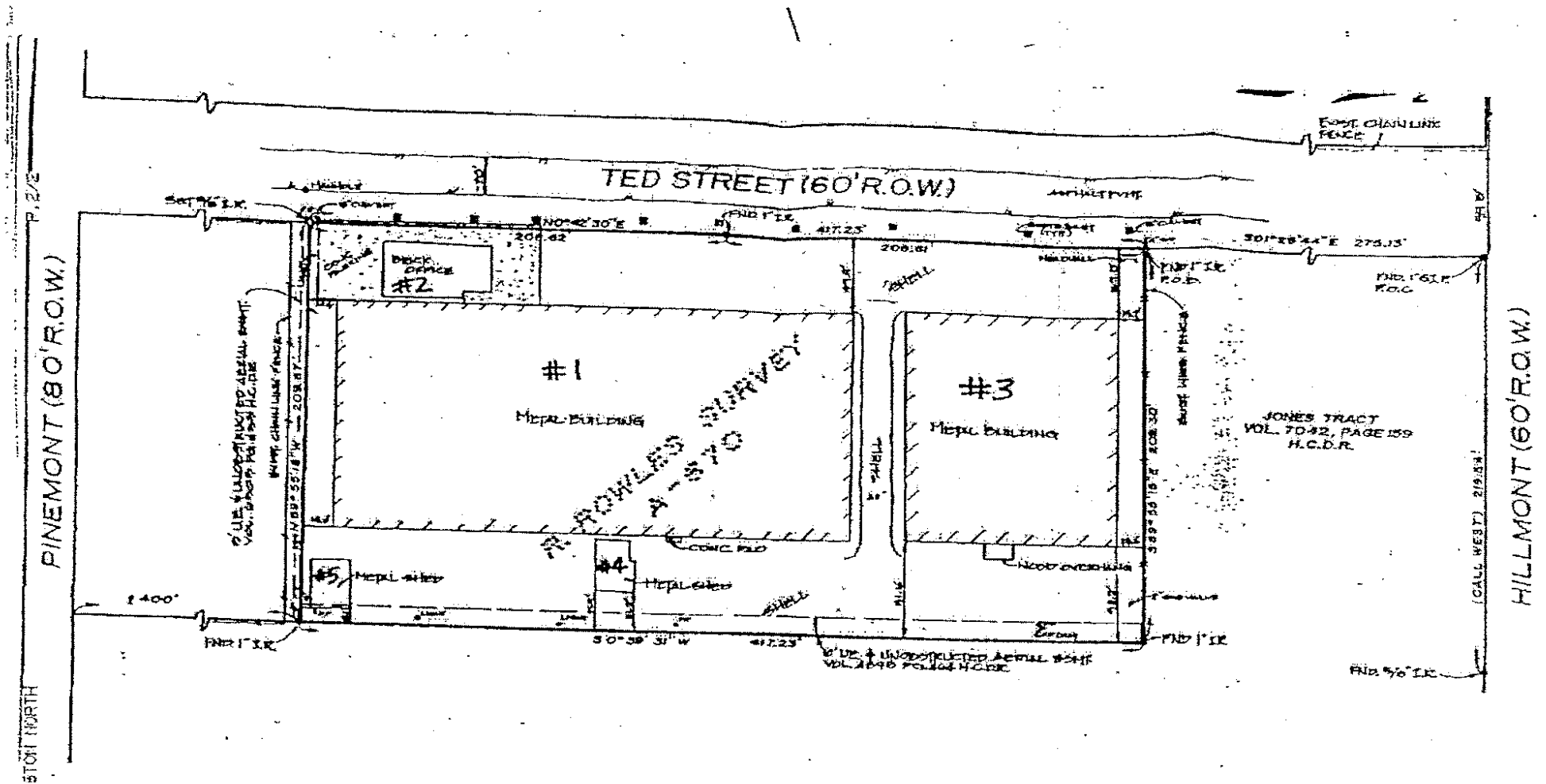


# PROPERTY HIGHLIGHTS

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 <del>\$85/SF</del> \$78/SF or \$3,549,000

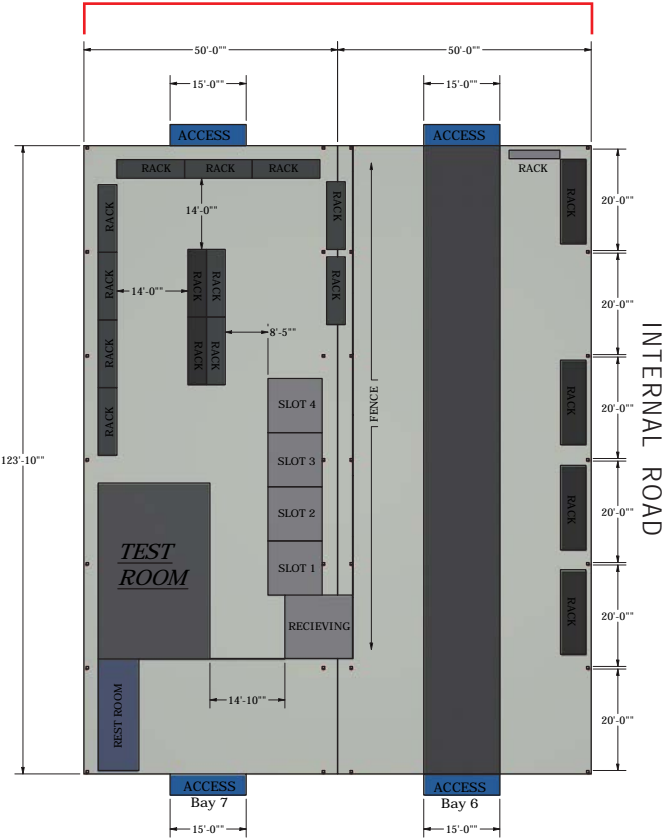


# SURVEY

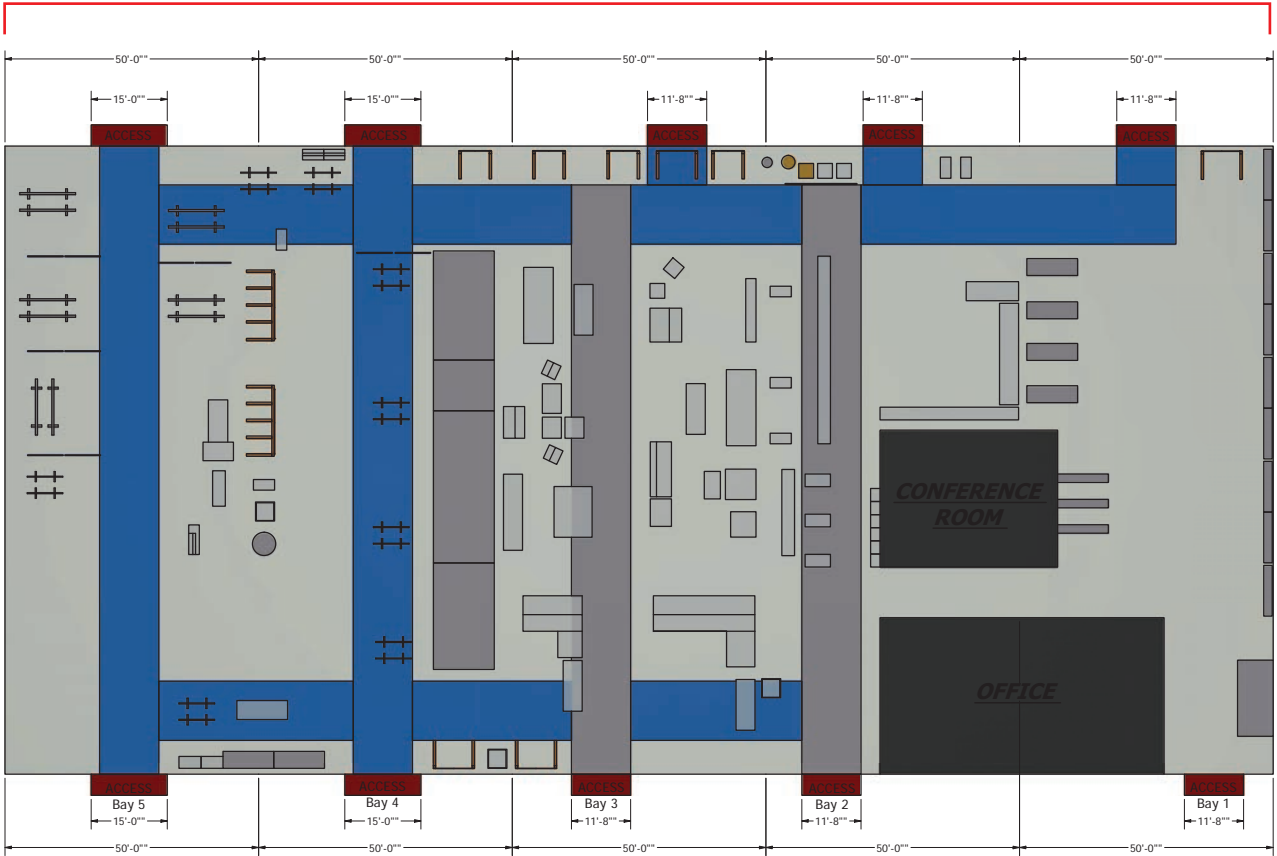


# BAY LAYOUT

BUILDING 2

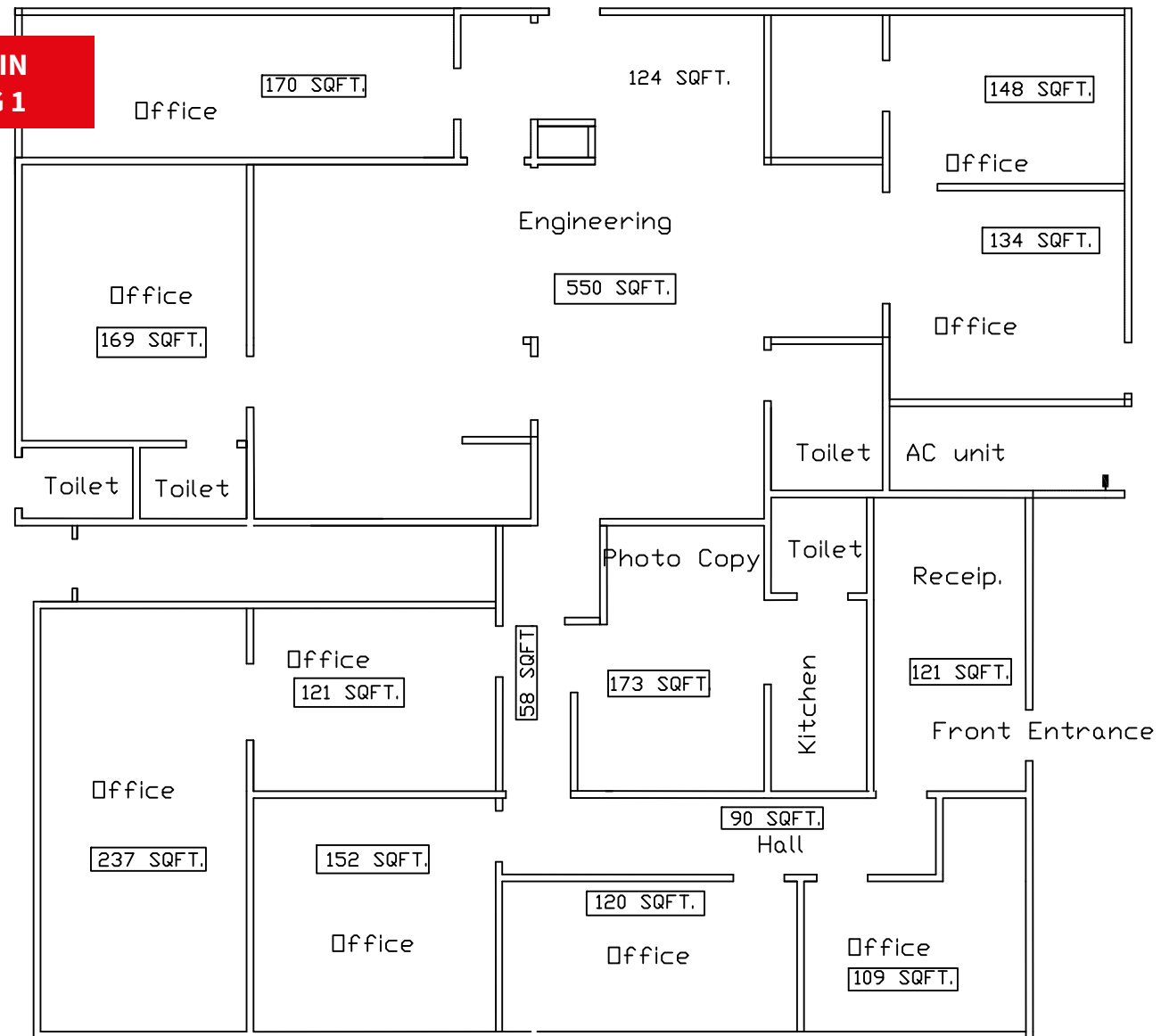


BUILDING 1



# 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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