

FOR LEASE OR SALE



3231 Pasadena Blvd

±11,600 SF Manufacturing Facility on ±1.5 Acres
Pasadena, TX

JLL



11,500 SF Manufacturing Facility with 10-Ton Crane Served for Heavy Operations.

Property Highlights

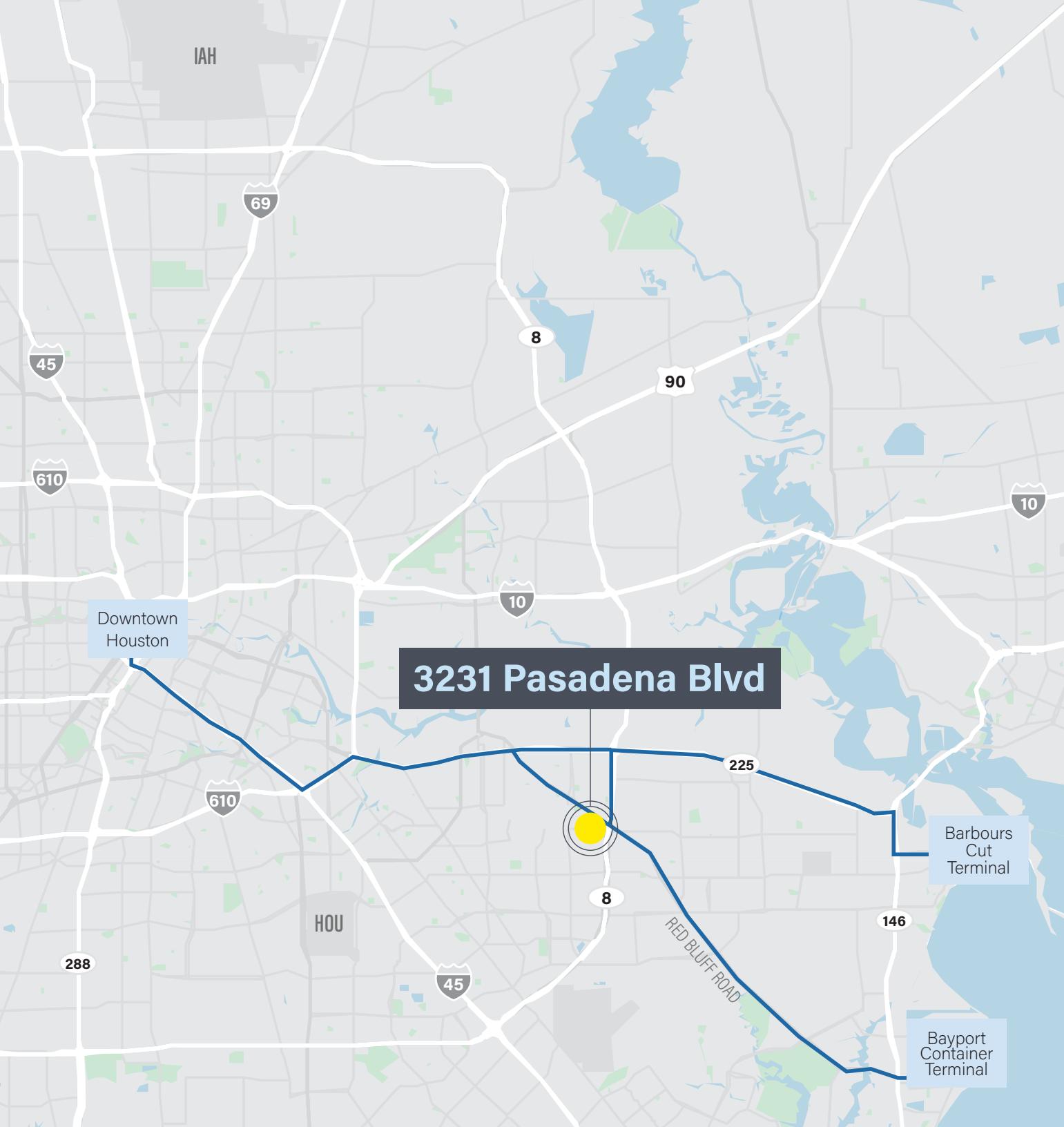
- ±11,600 SF Manufacturing Facility on ±1.5 Acres
- Fully fenced and gated with exterior lighting
- 10-Ton Bridge Crane
- City of Pasadena utilities
- Corner location with multiple access points
- Outside storage - asphalt/concrete/stabilization
- Power - 3 phase 480V with 800 amps
- Electric Overhead Doors - (3) 14'x14' and (1) 14'x16'
- Compressed air
- Natural gas
- Insulated roof and sidewalls in shop
- Vented and heated shop
- Please contact broker for more information & pricing



Strategic Port Location

Located at **3231 Pasadena Blvd**, this industrial facility offers strategic access to the greater Houston shipping corridor and is positioned within close proximity to the Port of Houston complex. The location provides manufacturers and logistics operations with efficient connectivity to one of the nation's busiest port systems, enhancing supply chain capabilities and distribution reach.





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