

1201 Preston Ave, Pasadena, TX 77503

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Presented By:
Realty of America



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Property Details

Price: \$799,000

- High visibility corner lot with strong daily traffic counts.
- Configured as a mechanic shop, but easily adaptable for automotive, fabrication, contractor, storage, or other light industrial operations.
- Strategically located near Highway 225, Beltway 8, and Spencer Hwy, providing excellent regional connectivity for logistics, service, customer access.
- Perfect for an owner-operator seeking a ready-to-use facility.
- Ample parking and outdoor yard space for vehicles, equipment, or storage.

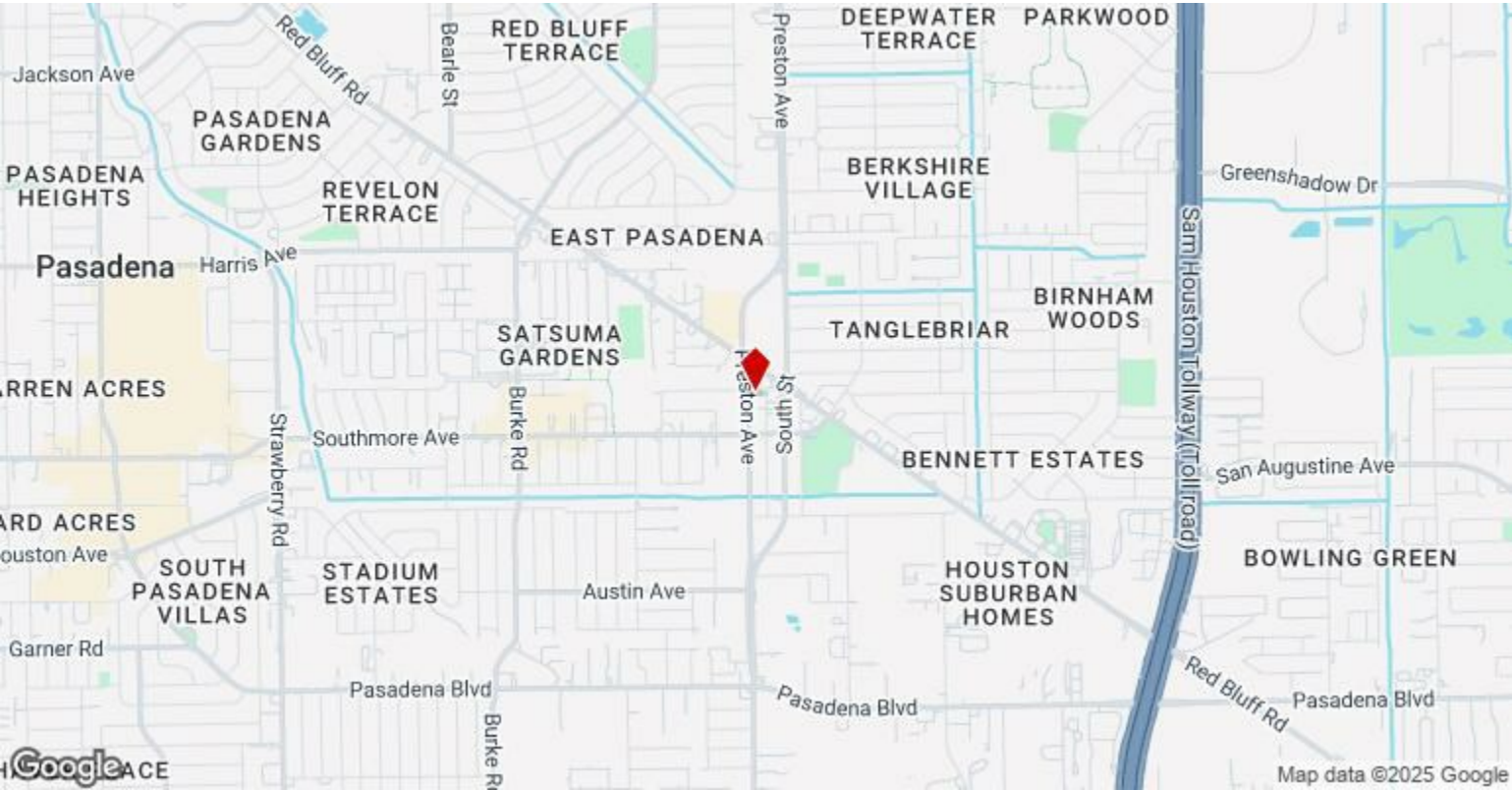
View the full listing here: <https://www.loopnet.com/Listing/1201-Preston-Ave-Pasadena-TX/38242921/>

| | |
|------------------------|--------------------------|
| Price: | \$799,000 |
| Property Type: | Flex |
| Building Class: | B |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 7.00% |
| Lot Size: | 16,404 SF |
| Gross Building Area: | 3,900 SF |
| Rentable Building Area | 3,900 SF |
| : | |
| No. Stories: | 1 |
| Year Built: | 1962 |
| APN / Parcel ID: | 0752350000001 |

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Turnkey Flex Space / Mechanic Shop in Prime Pasadena Location!

Discover an incredible opportunity at **1201 Preston Ave, Pasadena, TX 77503** — a **versatile flex space** ideal for automotive, light industrial, or service-based businesses. This **well-maintained mechanic shop** offers the perfect setup for entrepreneurs or investors looking for a functional and high-visibility property in one of Pasadena's most accessible areas.

Featuring a **spacious workshop area, multiple bays**, and **ample parking**, this property is ready for immediate use. The **corner lot** provides great exposure and easy access for customers and deliveries, while proximity to **Highway 225, Beltway 8, and Spencer Hwy** keeps your business connected to all major Houston-area routes.

Fully equipped mechanic shop / flex warehouse space
Multiple service bays & roll-up doors
Office/reception area plus restroom
Ample on-site parking for vehicles or equipment
High-visibility corner lot with strong traffic counts
Ideal for automotive, industrial, or contractor operations

This Pasadena flex space is **move-in ready** and offers **unmatched versatility** for a growing business. Don't miss your chance to secure a high-demand commercial property in a thriving area — **schedule a tour today!**



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