

[CLICK FOR  
3D TOUR](#)



**FOR LEASE**

2802 Canal Street | Houston, TX  
119,340 SF Infill Distribution Building  
9,750 – 30,323 SF Available



## PROPERTY INFORMATION:

- Most Functional Warehouse in EaDo/East End
- 119,340 SF Infill Distribution Building
- 9,750 – 30,323 SF Available
- Complete Exterior Restoration
- New Interior Makeready and Whitebox
- New Office Buildout Available
- Dock High Loading
- Grade Level Loading Available
- Eighty-Seven (87) Foot Loading Depth
- Improved Parking Lot and Truck Court
- New LED Lighting / Exterior Flood Lights
- Partial New Roof and Major Improvements
- Fully Sprinklered
- 1 Mile From Downtown



MARKETED BY:



**ALPINE  
PARTNERS**  
From Foundation to Summit

Derick Perkins  
432.296.2994  
derickp@alpinecre.net

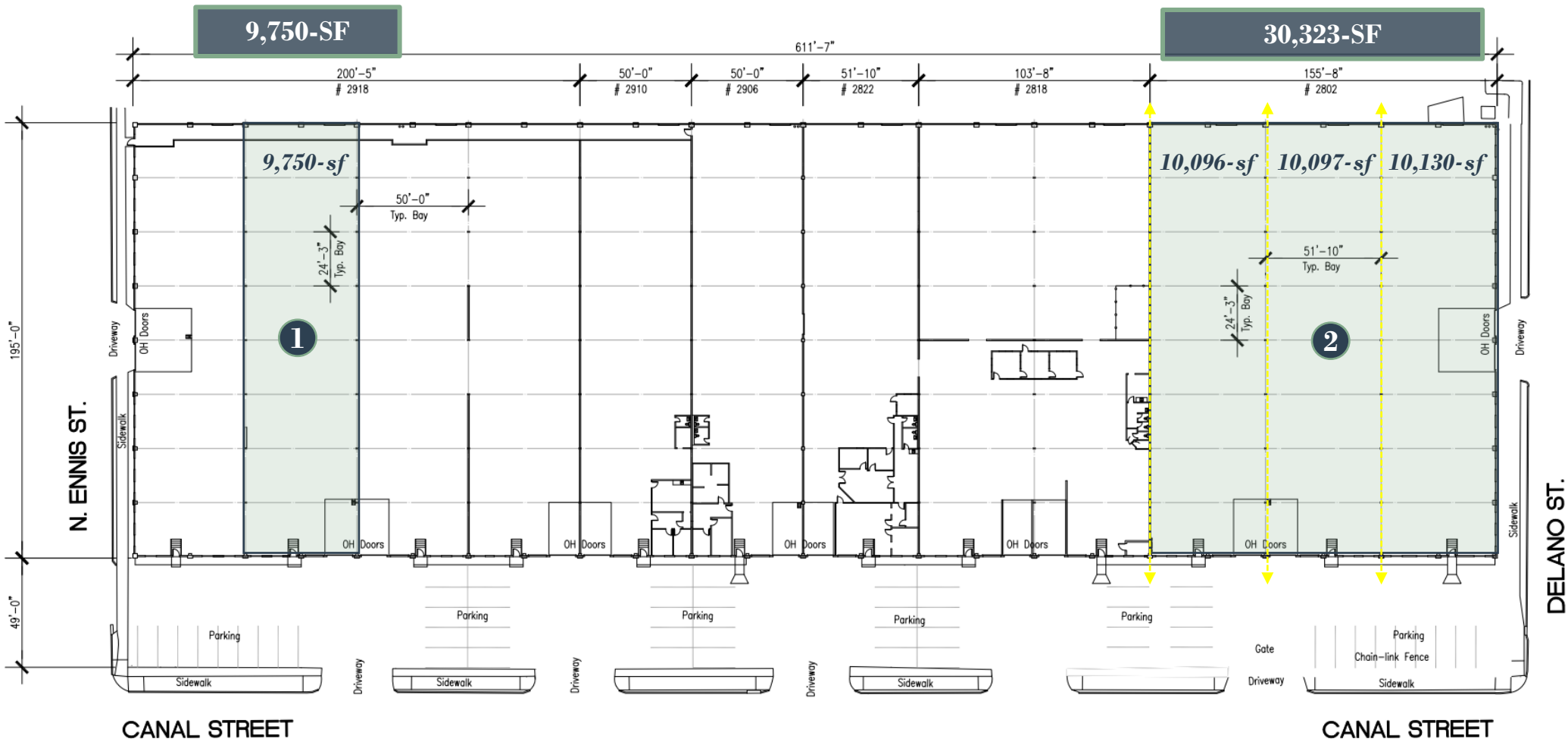
Kyle Fischer  
281.627.0834  
kylef@alpinecre.net



# FOR LEASE

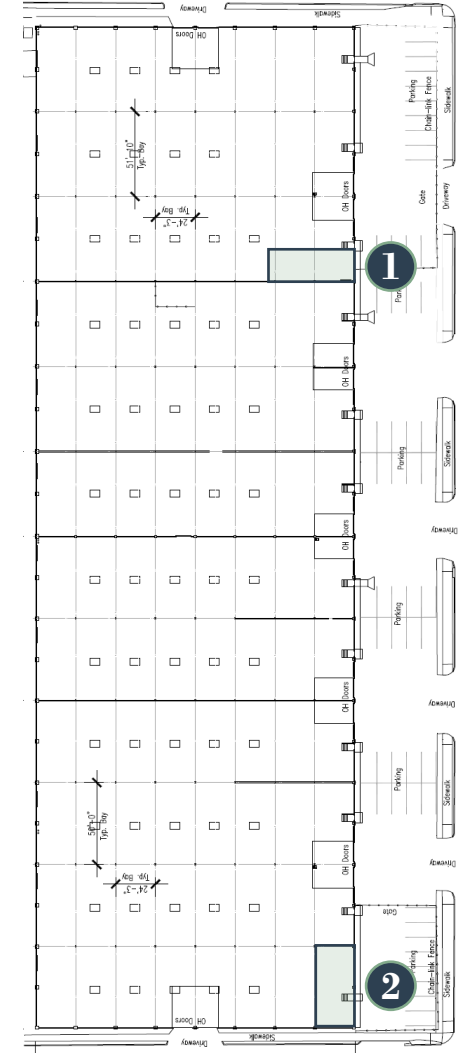
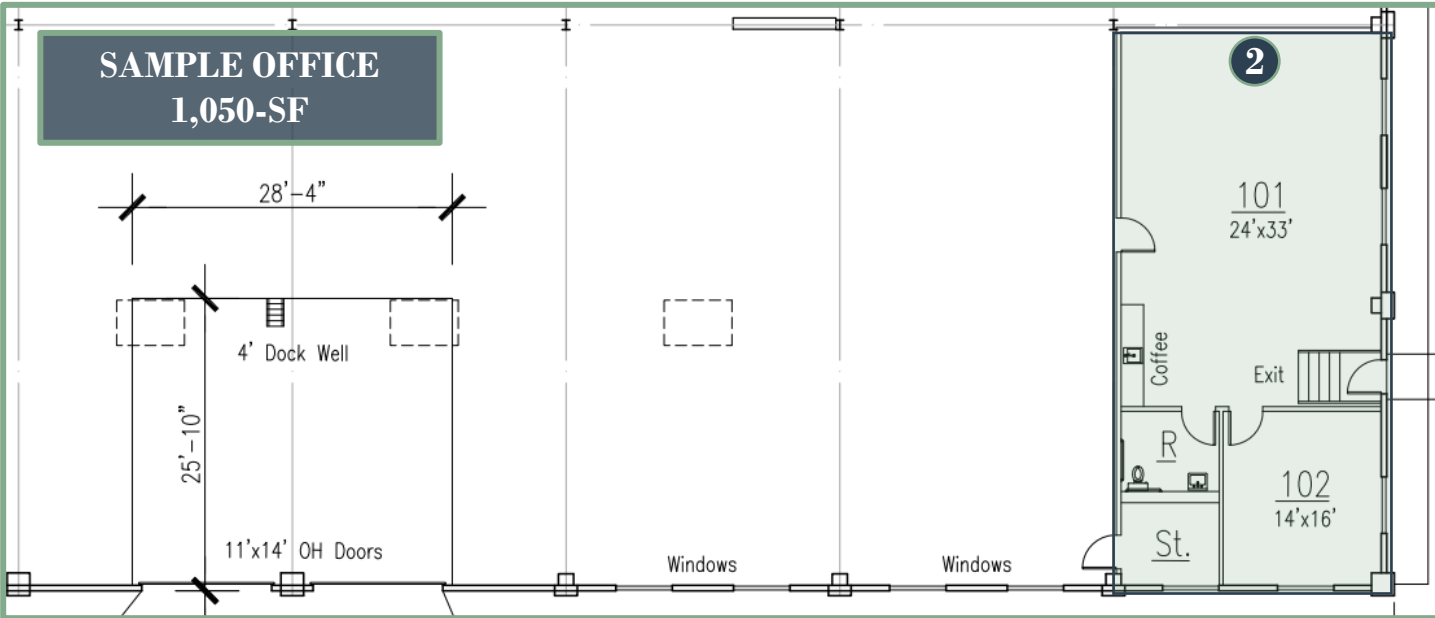
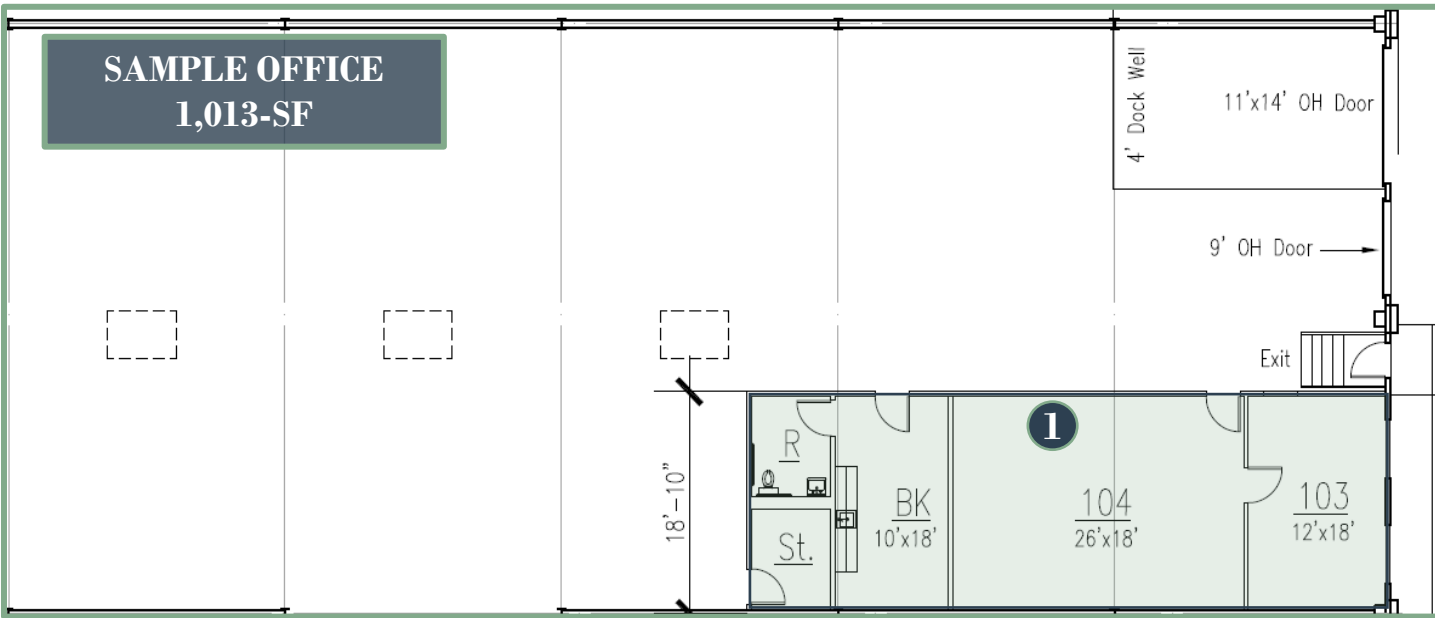
102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available

\*Click [HERE](#) for Virtual Tour of Suite #2 (30,323-sf)



# FOR LEASE

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



# FOR LEASE

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



**NEW WAREHOUSE  
ROOF (2024)**

**NEW WAREHOUSE  
WINDOWS**

**NEW EXTERIOR  
PAINT**



**FOR LEASE**

**102 Canal Street | Houston, TX**  
9,750 – 30,323 SF Available



**FOR LEASE**

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



 **FOR LEASE**  
DERICK PERKINS  
832-205-8636  
[WWW.ALPINEPARTNERS.NET](http://WWW.ALPINEPARTNERS.NET)



# FOR LEASE

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



**NEW LED  
LIGHTING**

**NEW COLUMN  
PAINTING**

**POLISHED  
CONCRETE FLOOR**

**NEW WAREHOUSE  
WINDOWS**

**NEW WAREHOUSE  
PAINT**



**FOR LEASE**

**102 Canal Street | Houston, TX**  
9,750 – 30,323 SF Available



[CLICK FOR  
3D TOUR](#)



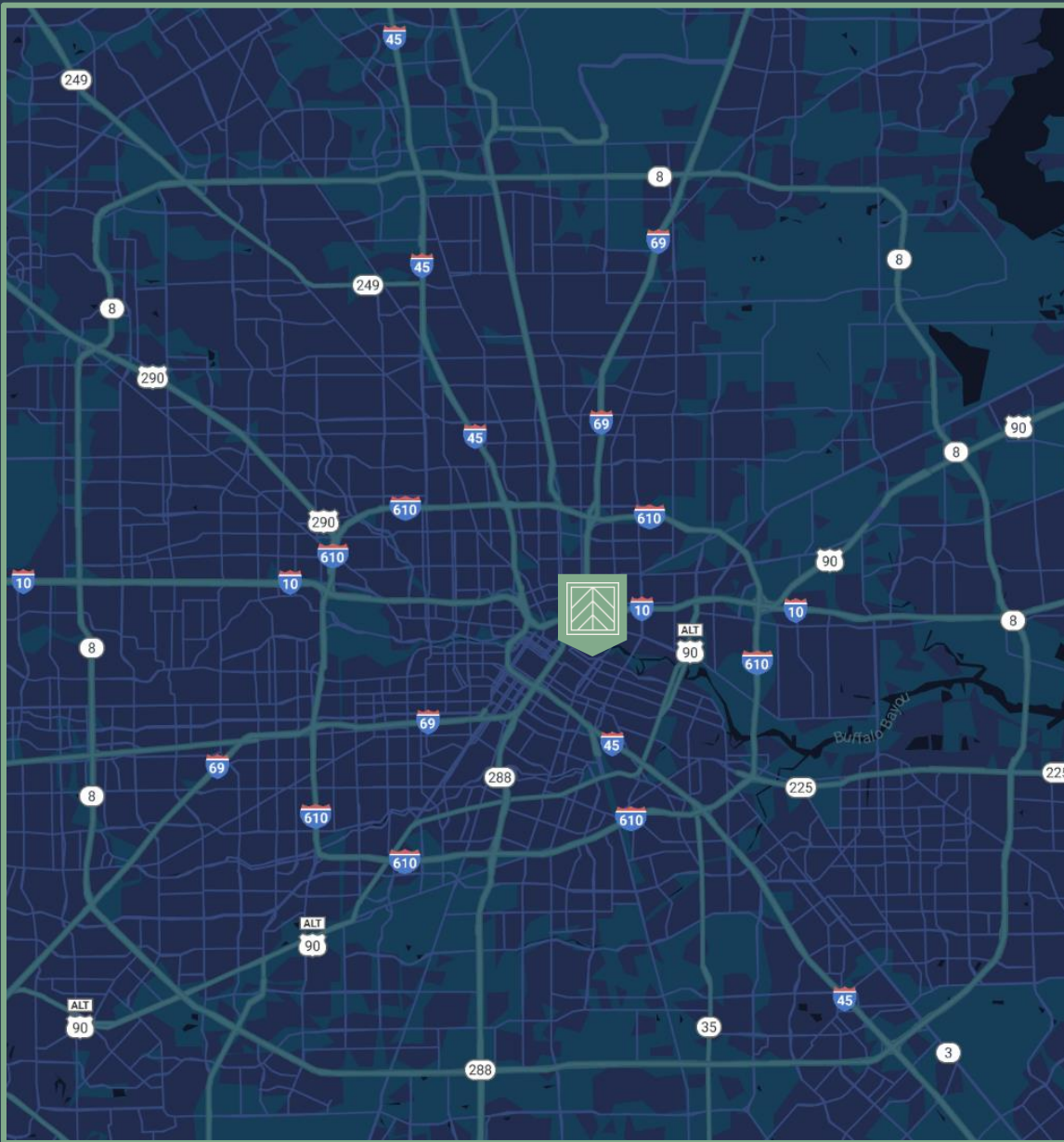
**FOR LEASE**

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



**FOR LEASE**

102 Canal Street | Houston, TX  
9,750 – 30,323 SF Available



### AVAILABLE IMMEDIATELY!

- 9,750 – 30,323 SF Space
- New Office Buildout Available
- New Interior Makeready
- New Exterior Restoration
- 1 Mile from Downtown

### MARKETED BY:



**ALPINE  
PARTNERS**

From Foundation to Summit

**Derick Perkins**

432.296.2994

derickp@alpinecre.net

**Kyle Fischer**

281.627.0834

kylef@alpinecre.net



# FOR LEASE

102 Canal Street | Houston, TX

9,750 – 30,323 SF Available