

[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

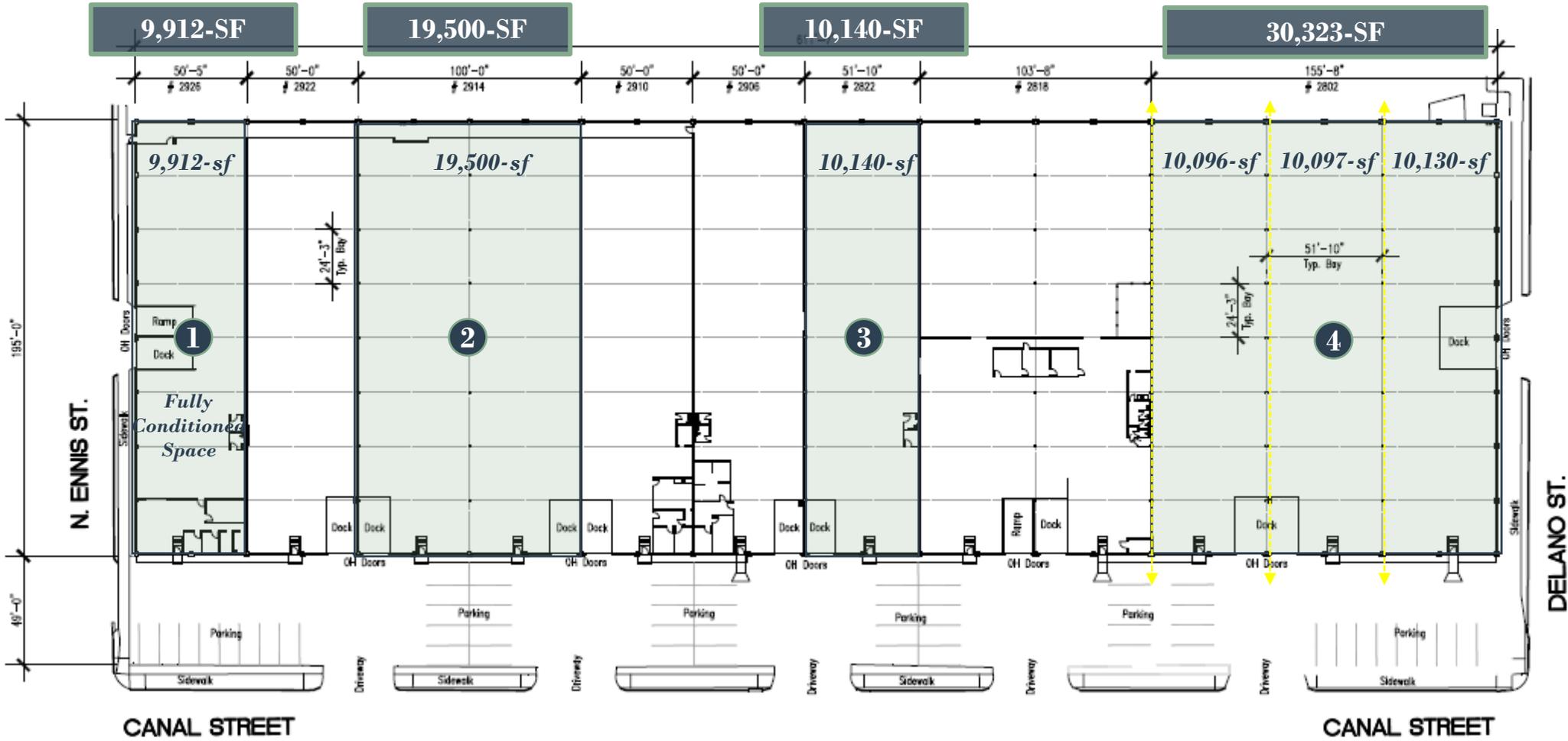
Kyle Fischer
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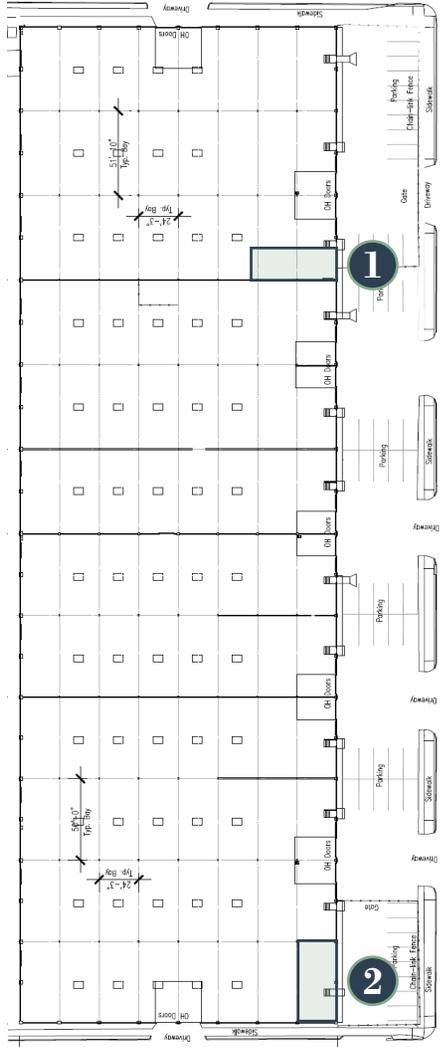
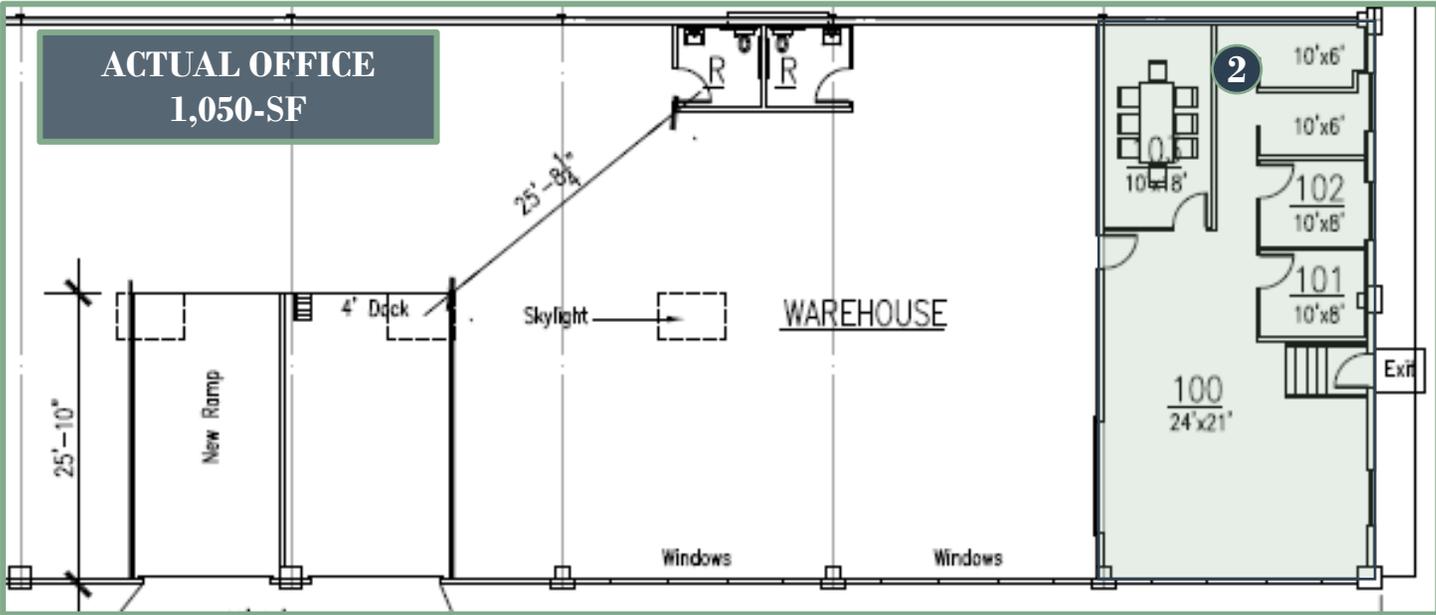
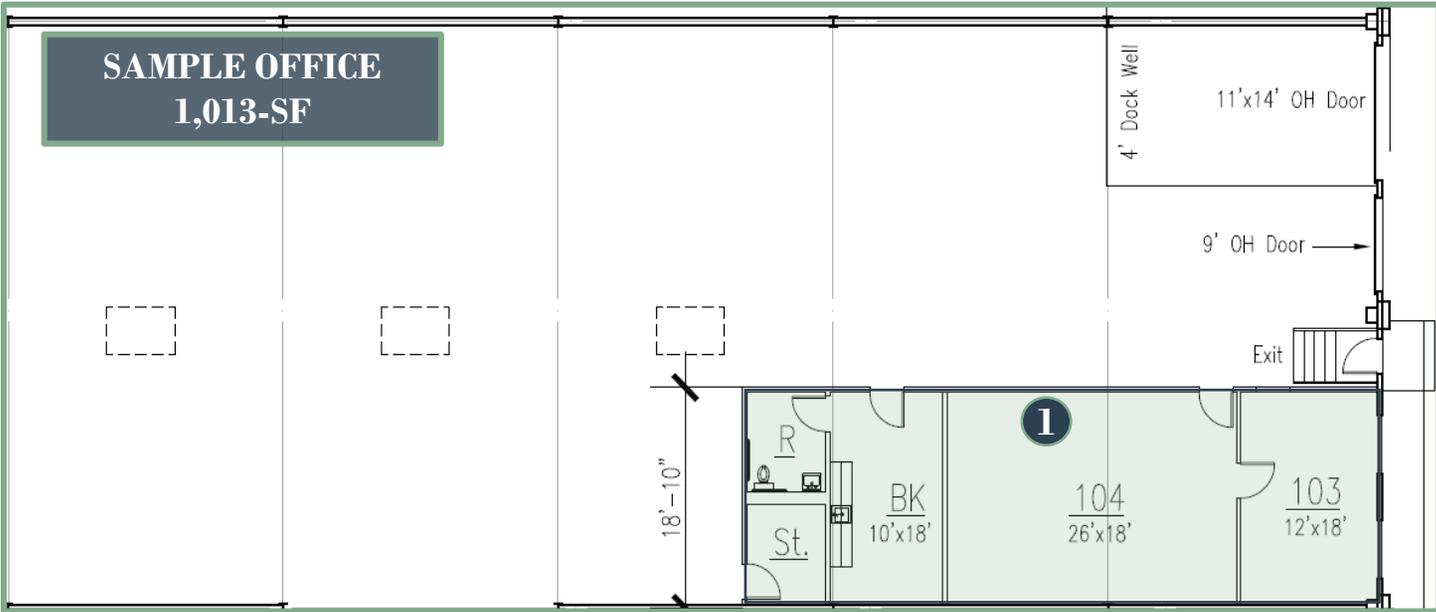
102 Canal Street | Houston, TX
9,750 – 30,323 SF Available

*Click [HERE](#) for Virtual Tour of Suite #4 (30,323-sf)



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**NEW WAREHOUSE
ROOF (2024)**

**NEW WAREHOUSE
WINDOWS**

**NEW EXTERIOR
PAINT**



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 **FOR LEASE**
DERICK PERKINS
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**NEW LED
LIGHTING**

**NEW COLUMN
PAINTING**

**POLISHED
CONCRETE FLOOR**

**NEW WAREHOUSE
WINDOWS**

**NEW WAREHOUSE
PAINT**



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**FULLY CONDITIONED
WAREHOUSE**



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**FULLY CONDITIONED
WAREHOUSE**



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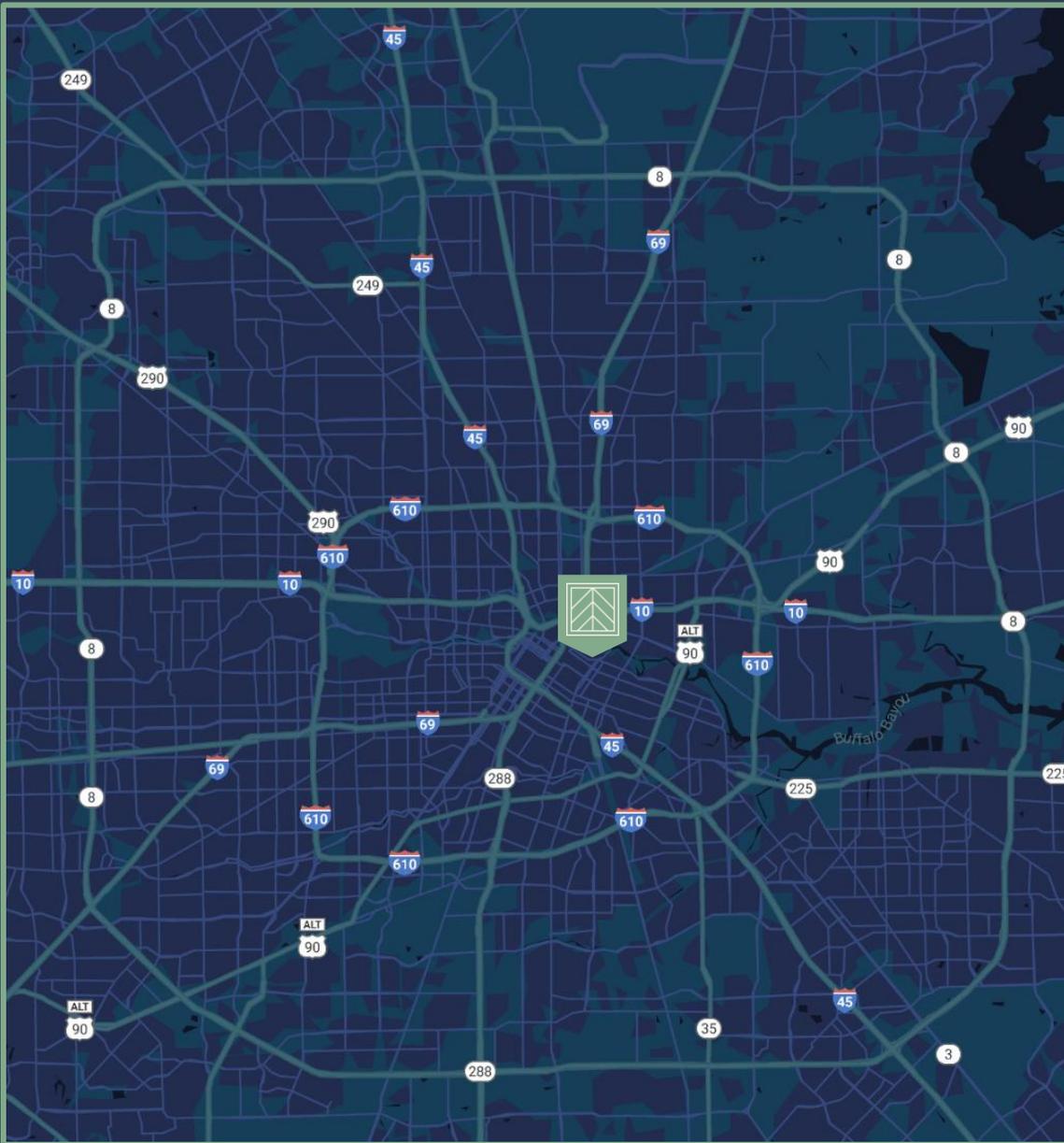
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AVAILABLE IMMEDIATELY!

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

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