

For Sale

±7,260 SF on ±4.97 Acres - Rail-Served
513 Moffett Rd, Clute, TX 77531

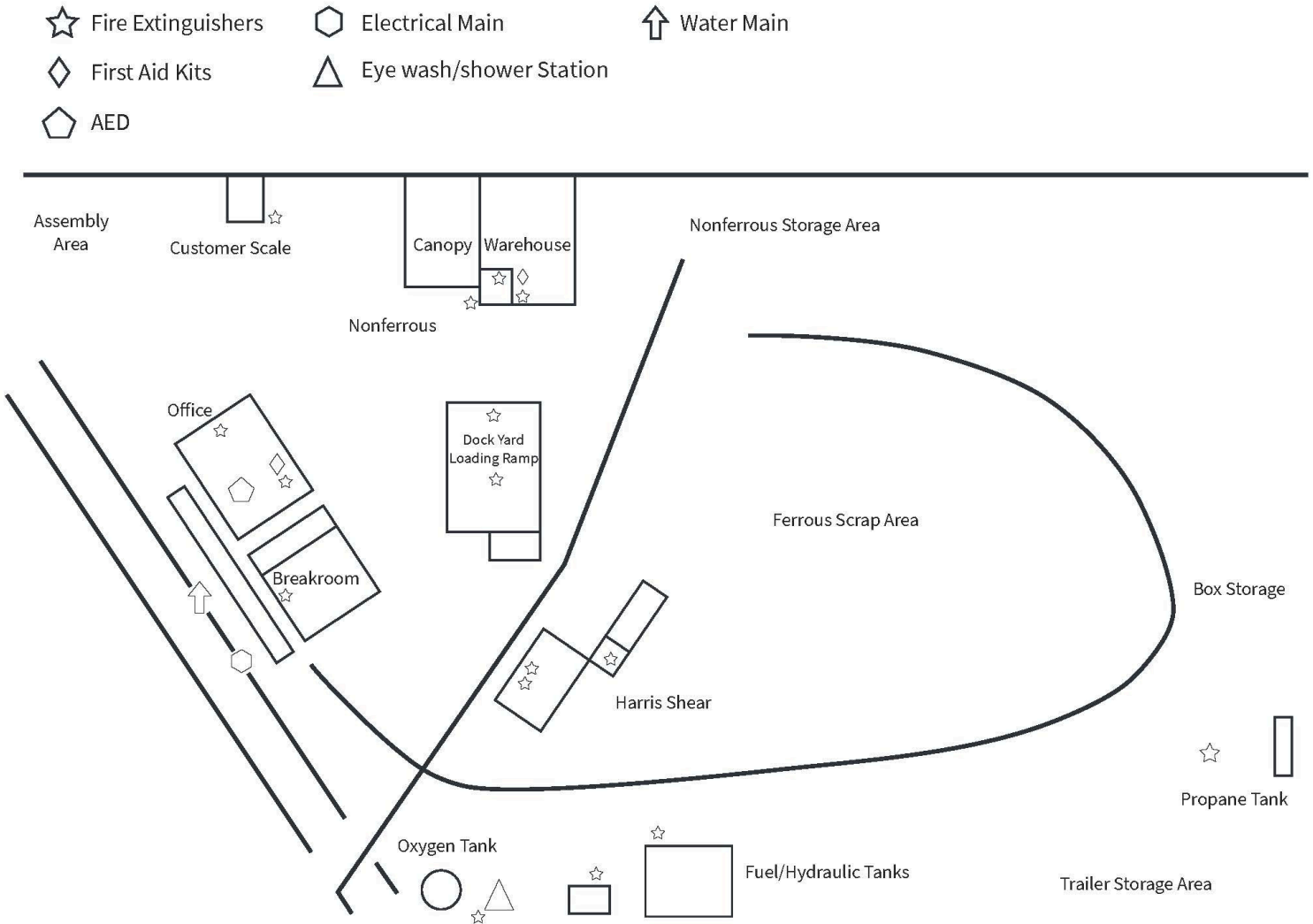


Site Features:





- ±1,980 SF warehouse with ±1,260 SF of canopy
 - Clear height 17'9" - 19'5"
 - One (1) grade level door
 - T5 Lighting
- ±1,020 SF office building with cash vault
- ±4,260 SF lunchroom/locker room & shower (built in 2013)
- ±4.97 acres stabilized
- Fenced/secured property with two manual gates
- One (1) truck scale
- Shipping/receiving area with two (2) customer scales and 320 sf canopy
- One (1) exterior loading dock with ±3,120 SF canopy
- **Active Rail Spur, Union Pacific Rail Service**
- Oxygen tank, fuel/hydraulic tanks (covered) & propane tank available/negotiable
- Internet provider: Comcast
- Power: TBD
- **Sale Price: Contact Broker**



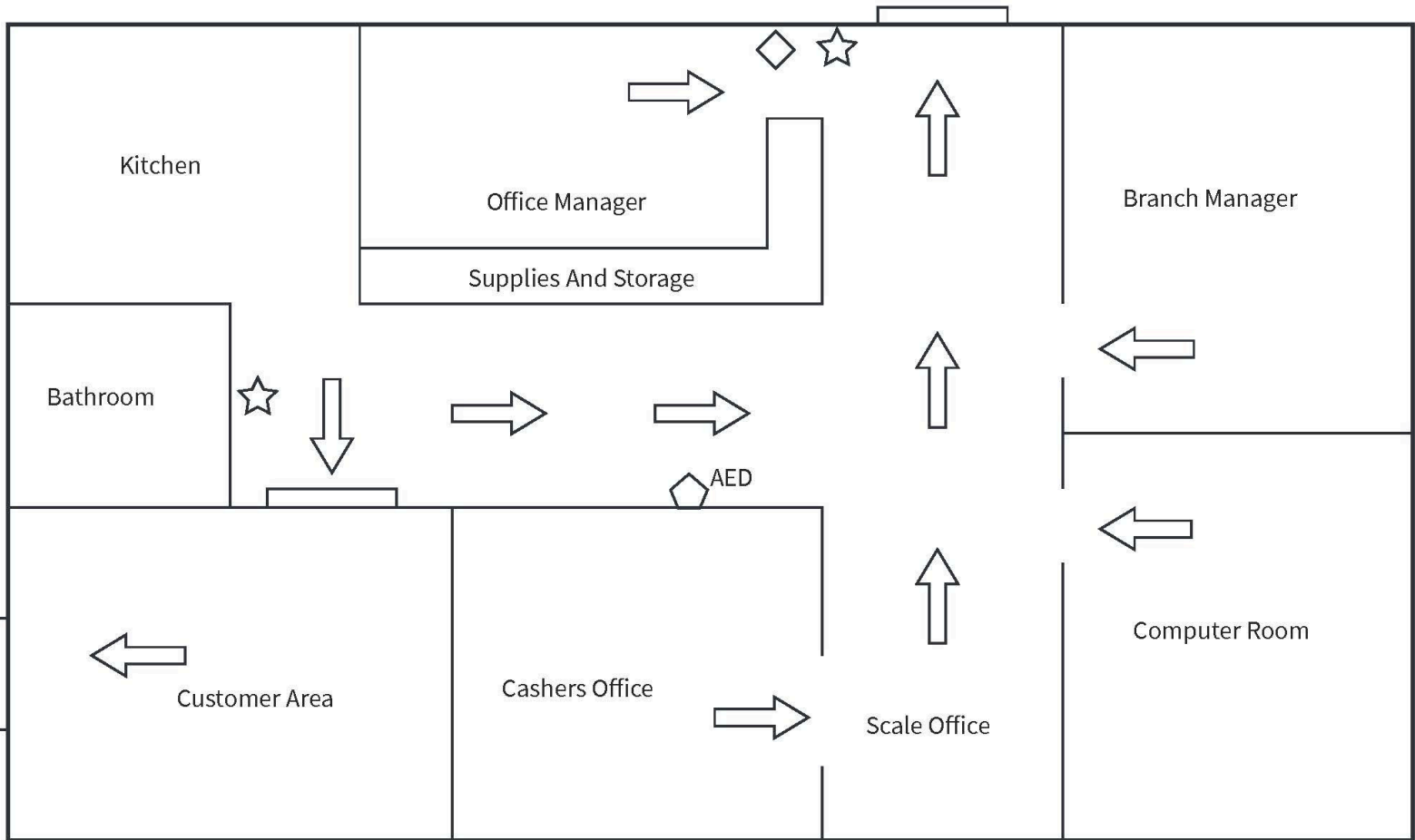
Site Plan Drawing



Office Floor Plan

-  First Aid Kit
-  Fire Extinguisher
-  AED
-  Exit Route

Main Office Exit Routes



Breakroom Floor Plan

