



HOUSTON, TX 77041 · TANNER RD / BELTWAY 8 NW INDUSTRIAL CORRIDOR

# 12734 Tanner Road

## Houston, Texas

HEAVY INDUSTRIAL MANUFACTURING FACILITY · MODERNIZED 2024

**58,271 SF**

Building Area

**5.888 AC**

Secured Site

**30 FT**

Clear Height

**2,000A**

480V Power

**2 Cranes**

5T + 20T

### PRICING

## Call Broker for Pricing

Contact Moose or Alex Fatany for pricing information

Moose Fatany | 281-380-1778 · Alex Fatany | 832-377-9585

[www.PlannedRoots.com](http://www.PlannedRoots.com)



**EXECUTIVE SUMMARY**

Exceptional opportunity to acquire a **fully modernized heavy industrial manufacturing facility** in Houston's established Tanner Road / Beltway 8 NW Industrial Corridor. Built in 1992 and comprehensively upgraded in 2024 with significant capital improvements, this 58,271 SF facility sits on nearly **6 fully secured acres** and delivers **2,000A / 480V heavy power**, a **20-ton crane (east bay)**, a **5-ton crane (west bay)**, and 30-foot clear height — infrastructure virtually impossible to find in the secondary market.

**PROPERTY SPECIFICATIONS**

ADDRESS	12734 Tanner Rd, Houston TX 77041
BUILDING SF	<b>58,271 SF</b>
LAND AREA	5.888 Acres   256,475 SF
YEAR BUILT	1992   Renovated 2024
CONSTRUCTION	Pre-Engineered Metal Building
CLEAR HEIGHT	30 Feet
O/H DOORS	8 Grade-Level Doors
POWER	<b>480V / 2,000 Amp Service</b>
EAST BAY CRANE	<b>20-Ton Overhead Crane</b>
WEST BAY CRANE	<b>5-Ton Overhead Crane</b>
SPRINKLER	No — New Fire Alarm System
FLOOD ZONE	500-Year Plain (Zone X-Shaded)
SECURITY	Full Perimeter Fencing + Access Control

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# Dual-Bay Heavy Industrial Shop Floor

58,271 SF · 30-FOOT CLEAR · TWO OVERHEAD CRANES

## 20T

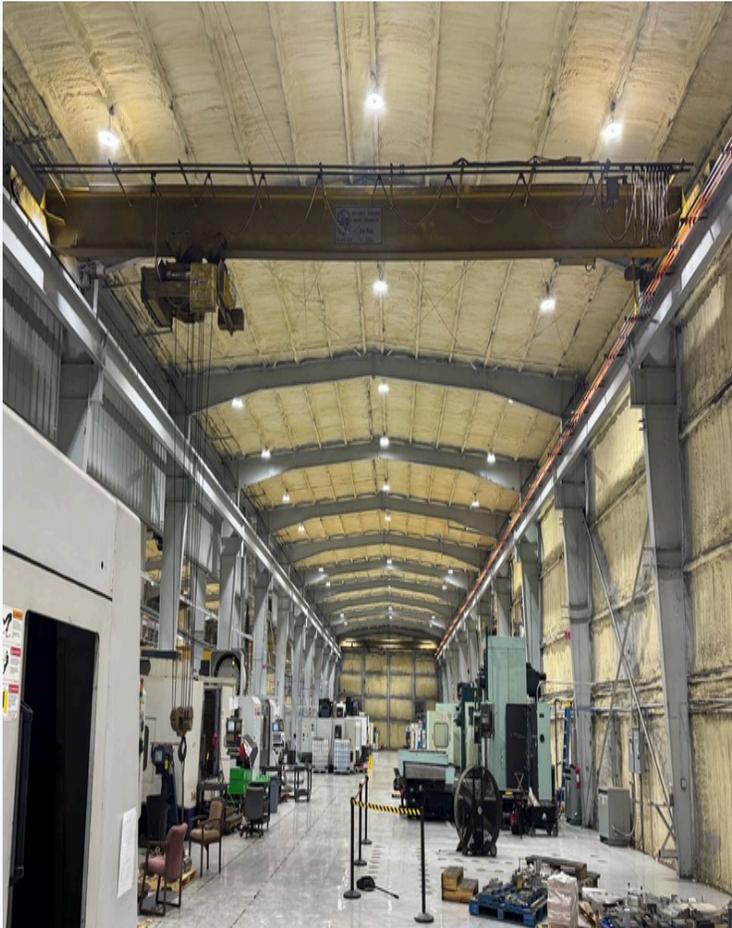
### 20-Ton Overhead Bridge Crane

Full-span crane for the east bay — handles large fabrications, heavy equipment lifts, and precision placement. Rarely available at this capacity in the secondary market.

## 5T

### 5-Ton Overhead Bridge Crane

Independent full-span crane in the west bay — enables two simultaneous production lines. Both bays share identical 30-foot clear height and floor specification.



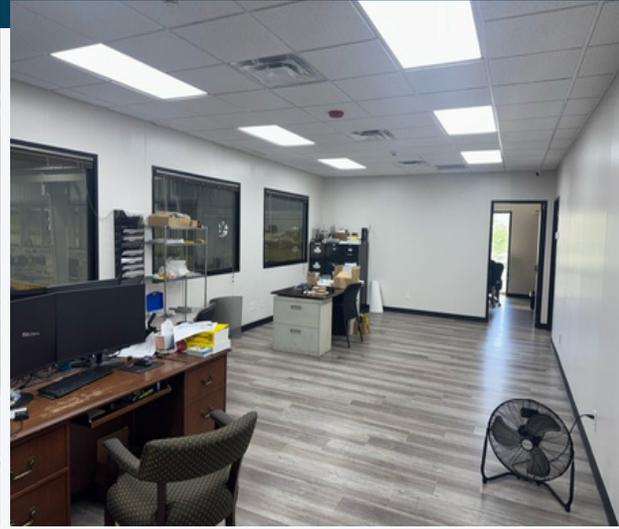
### East Bay — 20 Ton

HEAVY LIFT · FULL SPAN



### West Bay — 5 Ton

INDEPENDENT OPS · FULL SPAN



## 2-Story Office Buildout

Dedicated HVAC · Floor-to-Shop-Floor Windows



### QC Room

QUALITY CONTROL SUITE

Dedicated climate-controlled quality control room with glass double-door entry and direct shop-floor access.



### Conference Room

DOWNSTAIRS · OFFICE LEVEL

Spacious conference room with large oval meeting table seating 10+, LVP flooring, and private office access.



### Shop-Level Breakroom

SHOP LEVEL · DINING AREA

Large shop-floor level breakroom with counter and cabinet space and dining area — sized for a full manufacturing workforce.

## 2024 CAPITAL IMPROVEMENTS

- ✓ All-new electrical infrastructure
- ✓ 2-story office buildout + HVAC
- ✓ Security fencing + access control
- ✓ Epoxy-coated warehouse floors
- ✓ New exhaust ventilation fans
- ✓ New building facade
- ✓ New 2,000A / 480V power service
- ✓ Insulated warehouse walls & ceiling
- ✓ Upgraded detention system
- ✓ LED lighting — interior & exterior
- ✓ New fire alarm system



**SITE DETAILS**

TOTAL SITE	5.888 Acres   256,475 SF
FENCING	Full perimeter — controlled access entry
YARD SURFACE	Concrete pad + gravel staging areas
DETENTION	On-site pond — upgraded 2024 with new pump
FLOOD ZONE	500-Year Plain (Zone X-Shaded)
WATER	20-ft easement along south line (W. Harris Co. RWA)
SEWER	10-ft easement along north line (Horsepen Bayou MUD)

**LOCATION ADVANTAGES**

- **Direct Beltway 8 Access**  
Sam Houston Tollway — primary industrial logistics corridor
- **Hwy 290 & I-10 Proximity**  
Broad regional connectivity for distribution & workforce
- **Established Infill Location**  
Limited developable land — barriers to new supply
- **Deep Labor Pool**  
Strong blue-collar and industrial workforce nearby
- **Energy Services Density**  
High concentration of manufacturing & oilfield operators

**IDEAL BUYER PROFILE**

<b>PRIMARY</b>	Heavy manufacturing, fabrication & equipment rebuild operators requiring dual-crane shop and heavy power
<b>ENERGY</b>	Oilfield services, pump & valve rebuild, energy service companies — 2,000A+ power and secured yard
<b>CONTRACTOR</b>	Specialty contractors needing secured yard, crane infrastructure, and heavy electrical service
<b>PRECISION</b>	CNC machining and precision manufacturing requiring heavy power and flexible shop floor layout



# Built for Heavy Industrial Operations

HEAVY POWER · DUAL CRANES · 5.888 SECURED ACRES · BELTWAY 8

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## WHY THIS ASSET IS DISTINCTIVE

This is not a commodity warehouse. The **2,000A / 480V power service, dual overhead cranes**, and **nearly 6 acres of secured site** represent a specification package that heavy manufacturing and energy service operators spend years searching for — and rarely find in the secondary market. Combined with the comprehensive 2024 renovation and a strategic Beltway 8 address, this facility is positioned to deliver immediate operational capability for the right buyer.

## IDEAL BUYER PROFILE

### PRIMARY

Heavy manufacturing, fabrication & equipment rebuild

### ENERGY

Oilfield services, pump/valve rebuild, energy sector

### CONTRACTOR

Secured yard, crane infrastructure & heavy power

### PRECISION

CNC machining & precision manufacturing operations



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Houston, Texas · Northwest Industrial Corridor

All information deemed reliable but not guaranteed. Buyer to verify all details. For informational purposes only.



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials			