



15112 Welcome Ln

15112 Welcome Ln, Houston, TX 77014



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\$1,900,000

±11,500 SF Industrial Fabrication Facility on ±66,500 SF Lot | North Houston | I-45 Access

Exceptional opportunity to acquire a well-maintained industrial fabrication facility in a strategic North Houston location with excellent access to Interstate 45. Built in 2014 and in great condition, this ±11,500 SF building sits on a generous ±66,500 SF lot, offering ample room for operations, expansion, and outdoor storage.

The property features approximately 10,500 SF of shop floor, 100 SF of dedicated office space, a 3,000 SF covered outdoor work area, and a 1,700 SF balcony suitable for workspace, additional office, or storage. The clear height reaches 20 feet at the peak and 16 feet at the walls, with 14-foot overhead doors to accommodate equipment, fabrication workflow, and truck...

- Prime North Houston Location with I-45 and FM 1960 Access
- Heavy-Duty Fabrication-Ready Construction
- Large Yard + Expansion Flexibility



Price:	\$1,900,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.53 AC
Gross Building Area:	11,500 SF
Rentable Building Area:	11,500 SF
No. Stories:	1
Year Built:	2014
Tenancy:	Single
Parking Ratio:	1.5/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	N/A



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