



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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