

**FOR LEASE**

# OFFICE/WAREHOUSE

**FOR SALE**

**4200 NEW WEST  
PASADENA, TX 77507**

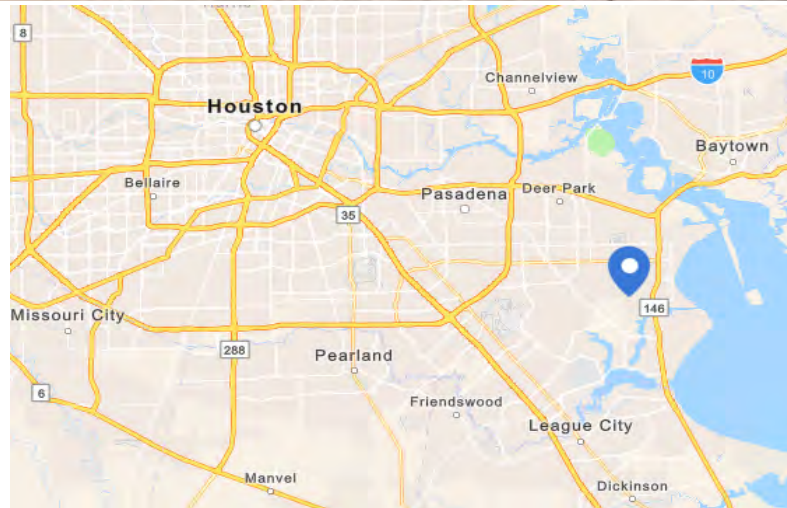
**SMITH RAINES COMPANY**

## **TURNKEY**



### **PROPERTY DETAILS**

- Tract Size: ±1.44 acres
- Fenced Concrete Yard
- **Turnkey Ready - Furnishing & Equipment Included**
- Improvements: ±19,000 SF which includes
- Office Area: ±3,000 SF
- Climate Control Warehouse: ±12,000 SF
- Plus ±4,000 SF Covered Apron\*
- (3) Overhead Doors
- Truck Well
- 10 Ton Crane Ready
- Heavy Electrical
- Deed Restricted Bayport North Light Industrial Park
- Lease Rate: \$17,250 /per month or \$1.15 PSF
- \*Included In Quoted Monthly Lease Rate
- OPEX: +/- \$6,100 /per month
- Sales Price: Reduced to \$3,200,000



Location: SE Quadrant

Access off Fairmont Parkway between Beltway 8 & Hwy 146 - near Ports and Refineries.

### **SMITH RAINES COMPANY**

**Carolyn Fincher, Broker**

**(o) 281.486.1400 (c) 713.299.3192**

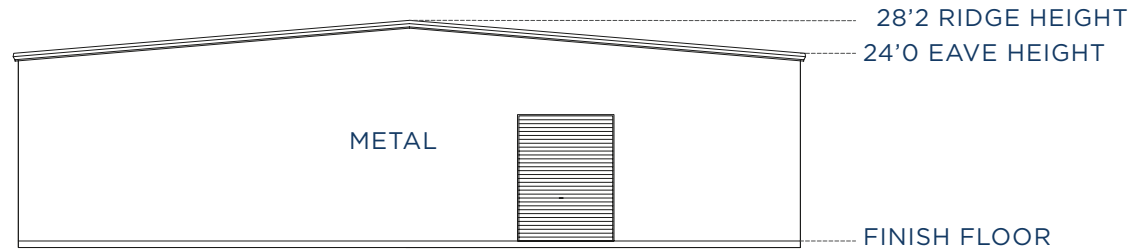
**smithraines@yahoo.com**

**1307 Bluebonnet Drive Taylor Lake Village, TX 77586**

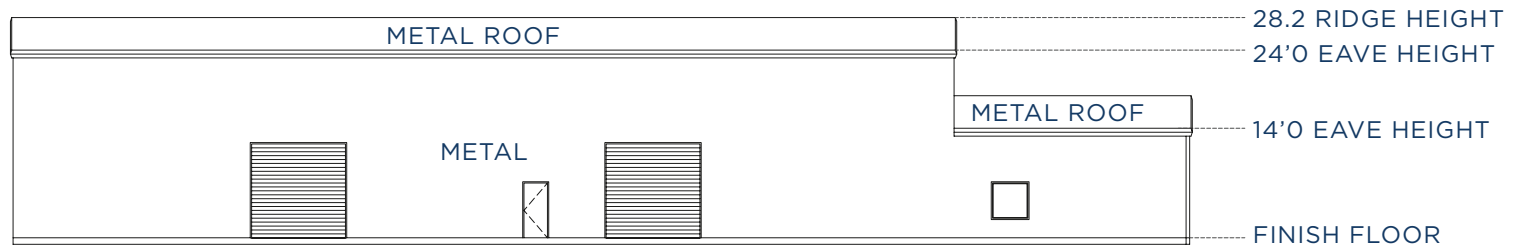
The Information above has been obtained from the Owner & sources deemed reliable. While Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.

# ELEVATION

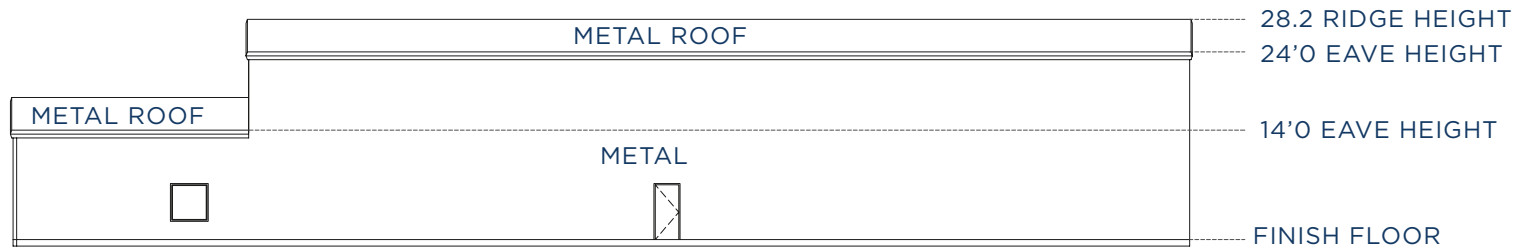
**REAR  
ELEVATION**



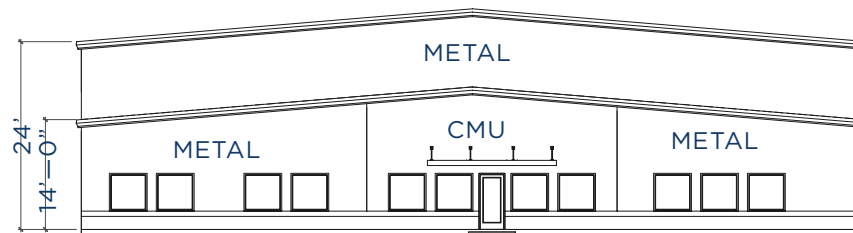
**LEFT  
ELEVATION**



**RIGHT  
ELEVATION**



**FRONT  
ELEVATION**



# FLOOR PLAN

