

# FOR LEASE

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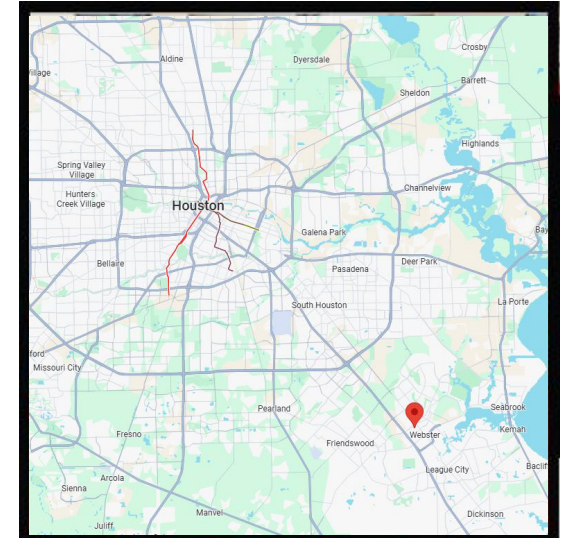
1561 Live Oak St,  
Webster, TX 77598



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## OVERVIEW

1561 Live Oak St is a freestanding industrial / flex building for lease located in the heart of Webster, Texas. Positioned just south of Bay Area Boulevard and adjacent to the area's growing medical district, the property offers excellent access, visibility, and flexibility for a wide range of commercial users.

## About the Property

This  $\pm 5,000$  SF single-story warehouse/flex building sits on approximately 0.57 acres and features a durable steel structure with metal exterior finish. Built in 1995, the building offers a 20-foot clear ceiling height and the ability to subdivide, making it ideal for industrial, flex, medical-support, or service-oriented tenants. The property is zoned C-3 (Third Commercial District), allowing for multiple commercial uses.

## Property Features

- ☒  $\pm 5,000$  SF Freestanding Industrial / Flex Building
- ☒  $\pm 0.57$  Acre Lot
- ☒ 20' Clear Ceiling Height
- ☒ Zoned C-3 – Third Commercial District
- ☒ W Bay Area Blvd: 44,867 VPD  
Galveston Rd (SH 3): 19,924 VPD