+/- 22,610 SF OFFICE/WAREHOUSE

1354 Hugh Rd Houston, TX

FOR SALE \$1,600,000.00 (Business Moving)

LOCATION

Centrally located in North Houston

1.5 miles to I-45 and Sam Houston Parkway

Easy access from Spears/Rankin Road, TC Jester Blvd and Rushcreek Drive

Close proximity to Kuykendahl Park & Ride/HOV/HOT (Express) Lanes

Close proximity to numerous new industrial developments

Spring ISD

Exceptional Service Through Speed, Skill and Stewardship Contact John Hornbuckle at 832.403.2866 | jhornbuckle@cypressbrook.com Contact Patricia Chesser at 832.489.4160 | pchesser@cypressbrook.com | cypressbrook.com

SITE FEATURES

8.21 AC

- 2,710 SF office
- 19,900 SF warehouse

3p/480V/400A

+/- 4 acres stabilized

Tax Rate (2019): 2.29%

No flooding

Current use, metal working

Adjacent tracts available



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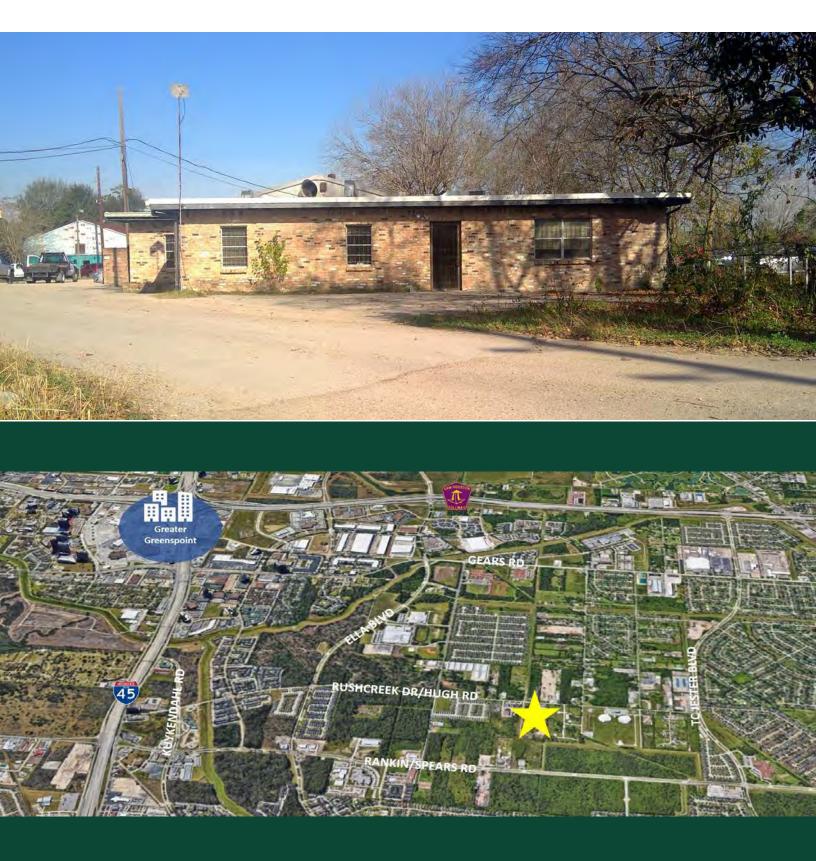
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