

HOUSTON, TX

# 4202 FIDELITY ST.

FOR SALE

+/-425,720 TOTAL SF ON 30 ACRES WITH RAIL SERVICE

 CUSHMAN &  
WAKEFIELD

# DESIGNED FOR PEAK PRODUCTIVITY

Sitting on nearly 30-acres of infill heavy industrial-zoned land in southeast Houston, 4202 Fidelity St, boasts over 425,000 square feet of manufacturing and distribution space across six buildings. Strategically positioned in great proximity to the Houston ship channel and 630 linear feet of rail spur service, the property ensures seamless logistics and connectivity to major manufacturing and distribution hubs.

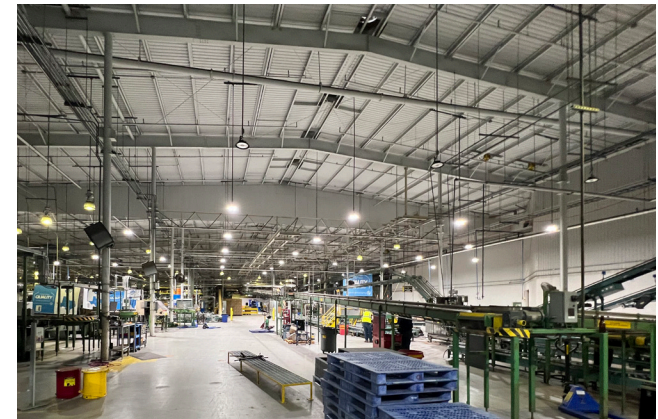
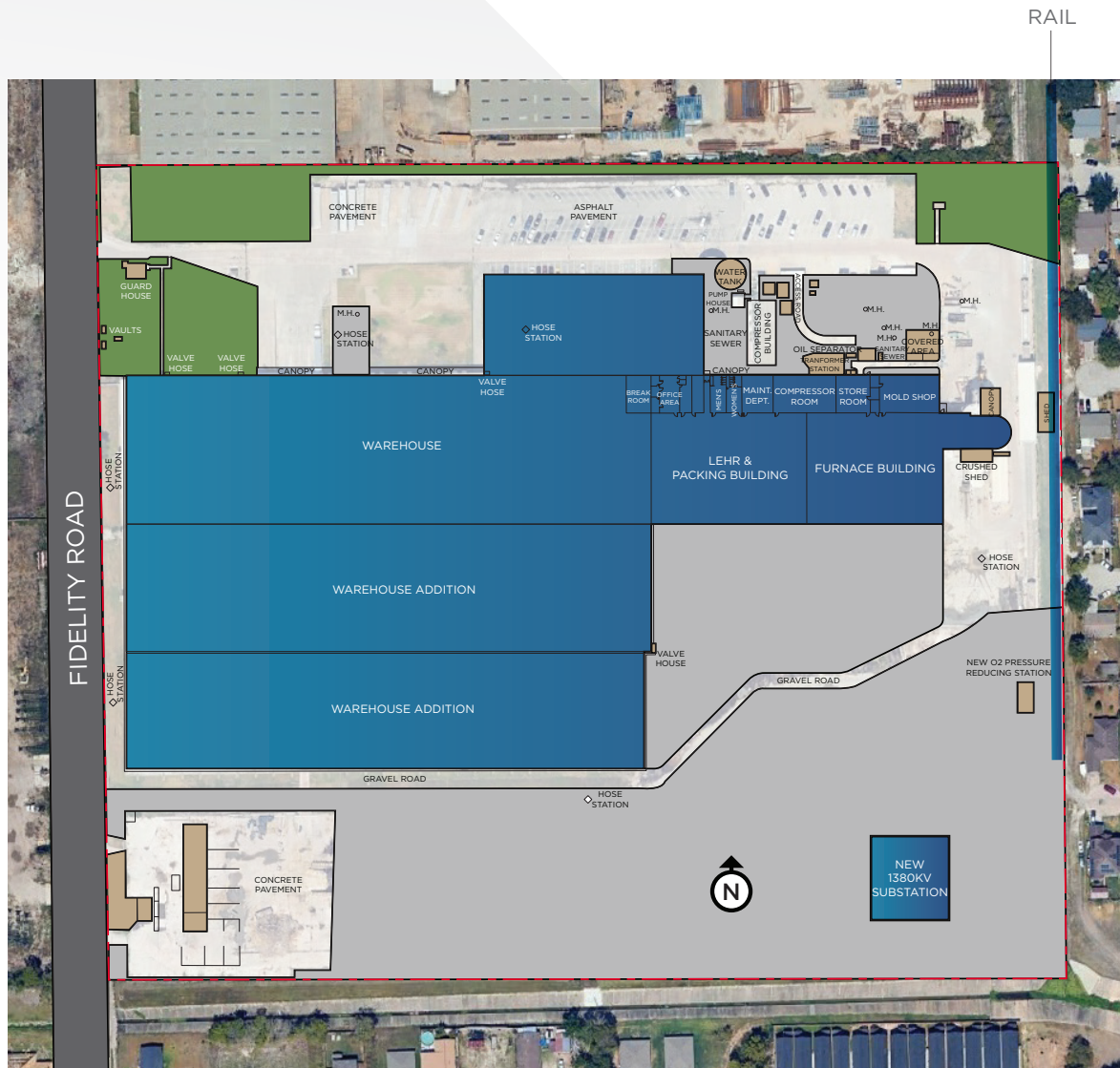
4202 Fidelity St is also equipped with a robust 12 MW onsite substation, dual city water services, and impressive infrastructure built to support heavy industrial use. Designed for peak productivity and efficiency, this expansive industrial facility provides the flexibility and scale to drive your business forward in Houston's industrial core.



PROPERTY FEATURES FOR: 4202 FIDELITY ST.	
Type	Heavy Industrial Manufacturing/Distribution
Total SF	+/-425,720 SF (6 buildings)
Warehouse Area	+/-348,500 SF
Warehouse Eave Height	26' - 42'
Office Area	+/- 14,900 SF
Acreage	+/-29.99
Power Capacity	On site substation (estimated at 12 MW)
Water Capacity	2 City of Houston and 1 Jacinto City Water services
Dock High Doors	8 Dock High Doors (with levelers) and 1 drive in door
Drive-in Doors	7
Gas	8" KinderMorgan Nat Gas, Praxair Oxygen Line
Rail	630 Linear Feet of Spur (UP Service)
Sprinkler	100% with wet pipe system, 300,000-gal fire water tank
Zoning	Heavy industrial
Crane(s)	One (3) ton bridge crane
Generator	1.2 MW Diesel
Flood Zone	Outside the 100 & 500 year
Trailer Parking	+/-23 (up to 250' truck court)
Car Parks	+/- 158 Car Parks
Security	Site is fully fenced with guard house
HVLS Fans	5 in the warehouse

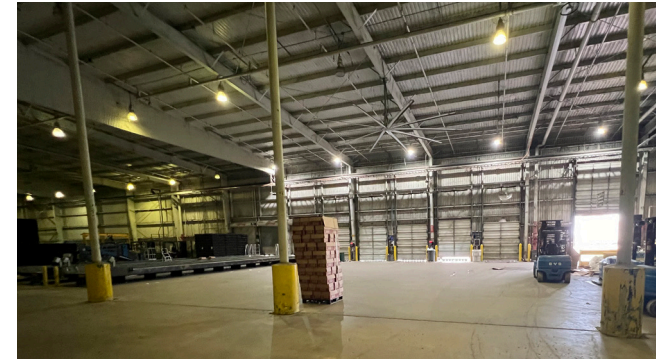
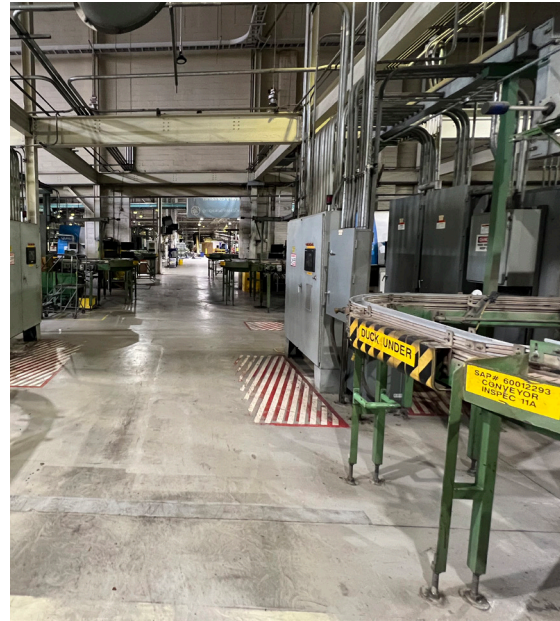


# SITE PLAN









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