

FOR LEASE

12050 PROCTOR ST, HOUSTON, TEXAS 77038
33,611 SQFT AVAILABLE FOR LEASE

Oxford
partners



CHASE MCATEER, SIOR

Direct: (713) 575-2703

Cell: (904) 874-5822

cmcateer@oxfordcres.com

NATHAN BUCKHOFF, VP

Direct: (832)-345-3639

Cell: (281)-475-3138

nbuckhoff@oxfordcres.com



GOOGLE MAP

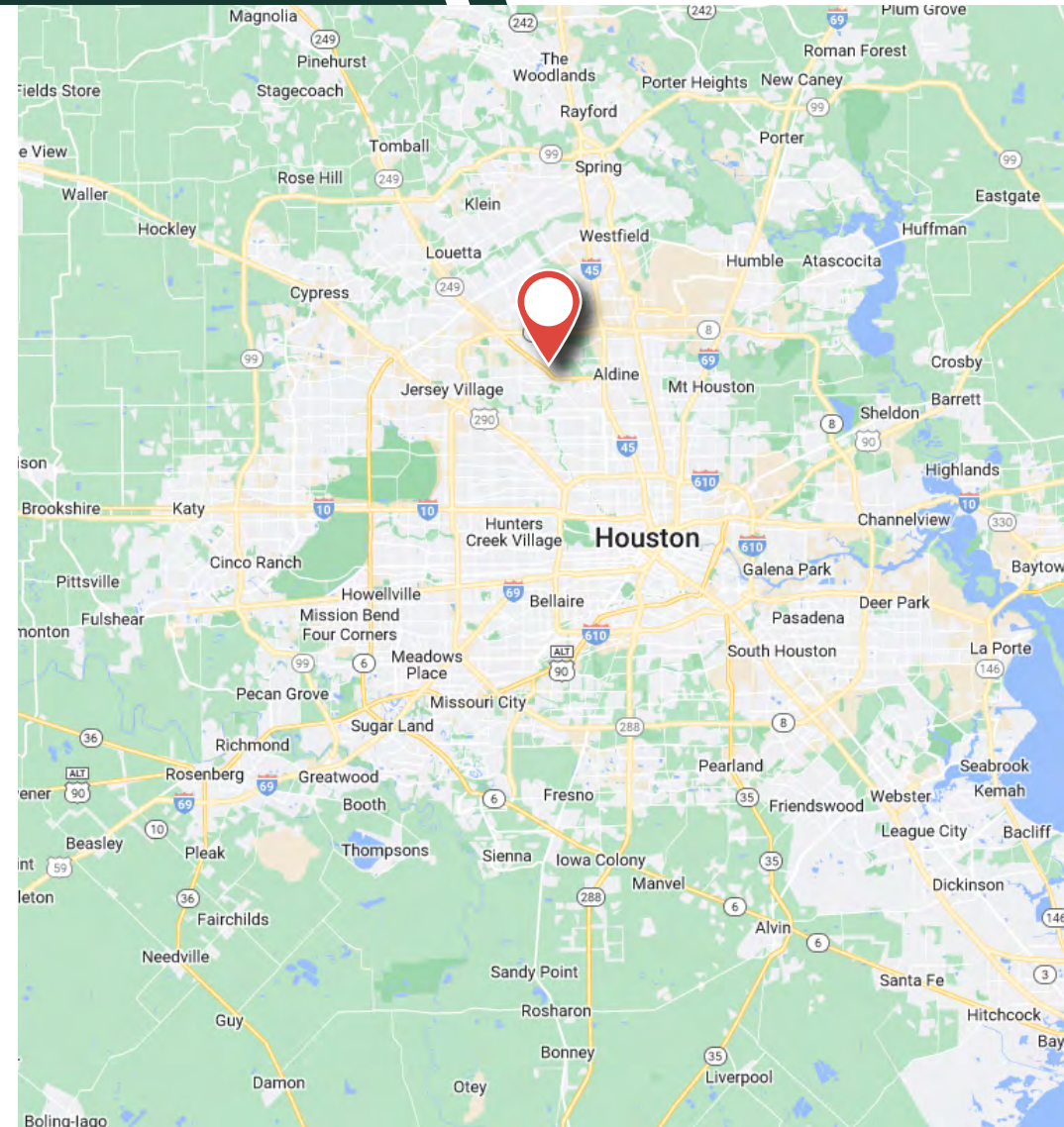
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PROPERTY FEATURES

- 33,611 sqft
- 5.28 AC Land
- \$1.12 PSF + NNN
- 5393 sqft office, 28,218 sqft warehouse / Manufacturing facility
- 40 ft clear height
- Indoor & outdoor crane-served area total 22,314 sqft
- 3 phase 480v with 1200 amps
- (2), 20 Ton bridge cranes, 32ft hook height, span ~90 ft, 248 ft crane-runway
- (8) 18' x 20 oversized grade-level doors
- Air compressor with connections throughout the warehouse
- Water/oil separator serving equipment wash area located at the covered test areas
- 50F X 14F Paint booth
- 1 AC of stabilized yard with additional land available
- Convenient access to Hwy 249, Beltway 8, and I 45



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PROPERTY PHOTOS



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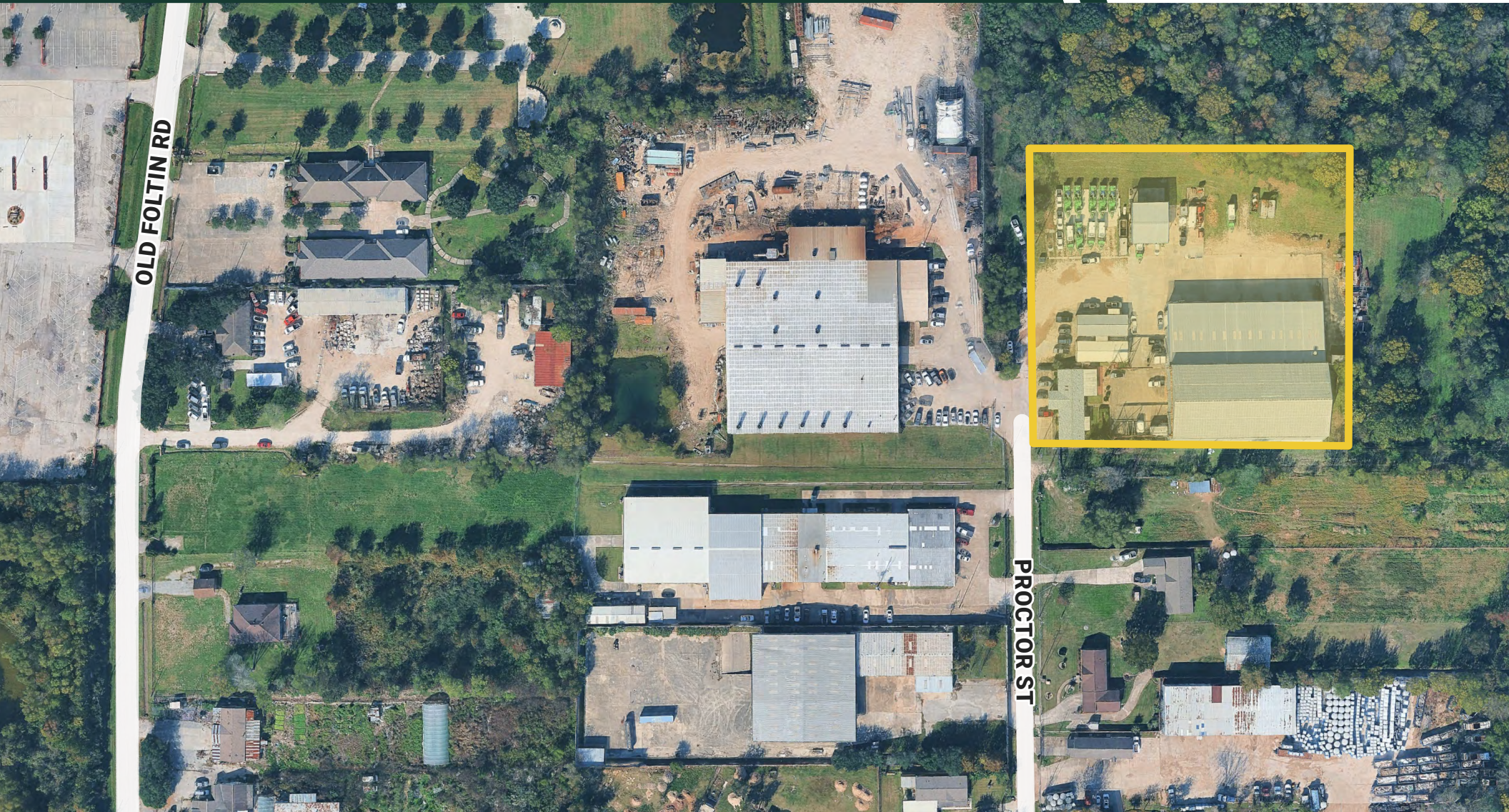


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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	10,628	119,413	331,025
Households	3,004	37,377	109,277
Families	2,491	28,793	78,936
Average Household Size	3.54	3.19	3.02
Owner Occupied Housing Units	2,248	21,649	57,158
Renter Occupied Housing Units	756	15,728	52,119
Median Age	32.3	33.4	33.4
Median Household Income	\$82,721	\$57,933	\$55,321
Average Household Income	\$116,696	\$77,064	\$77,235

BUSINESSES - 5 MILES

10,203
TOTAL
BUSINESSES

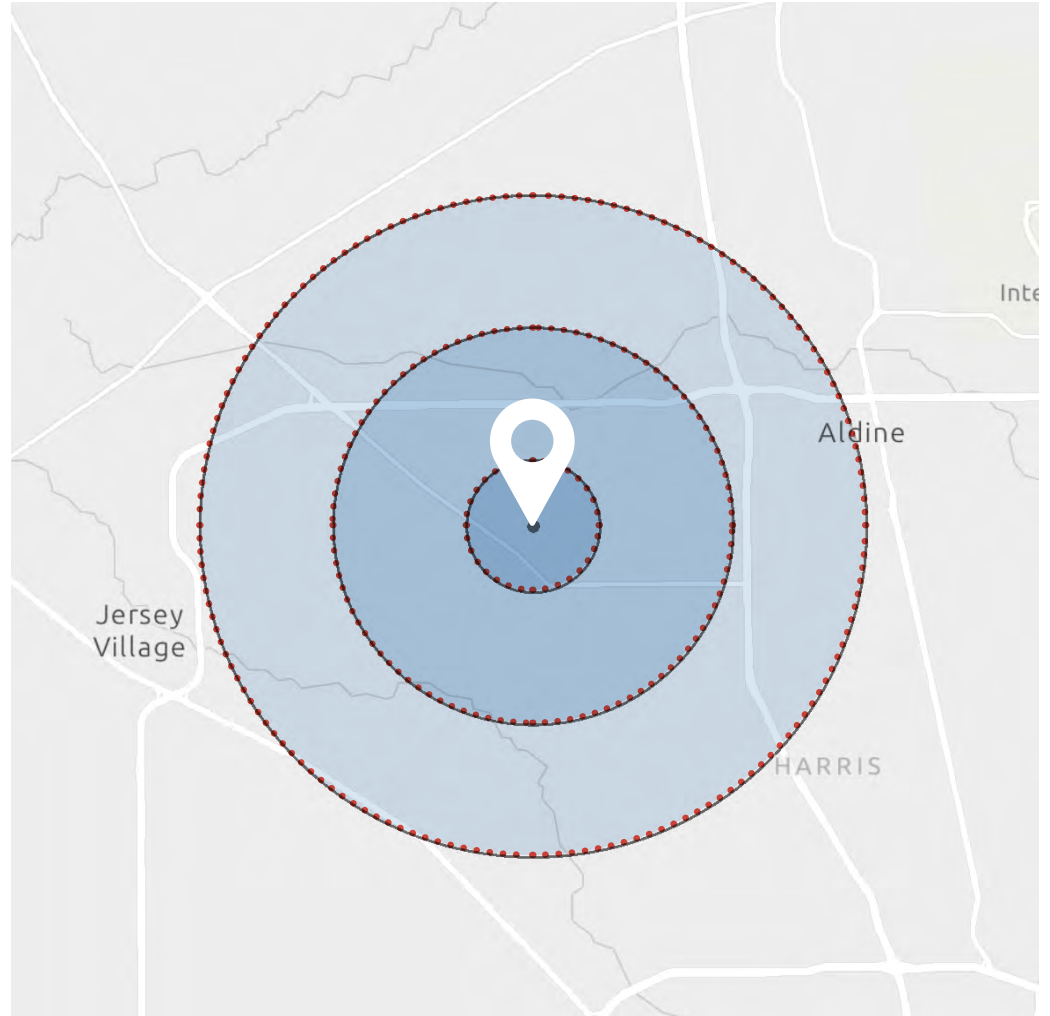
120,281
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$77,235
AVERAGE HH
INCOME

\$25,532
PER CAPITA
INCOME

\$74,289
MEDIAN
NET WORTH



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