



1440 Cedar Post Ln

1440 Cedar Post Ln, Houston, TX 77055



Mike Haman

Brookside Realty, LLC

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(832) 830-6968



1440 Cedar Post Ln

\$1,800,000

- Owner Financing Available
- 3 Phase Power
- Refrigeration
- Grease Trap
- Floor Drain
- Sample Well
- 18 Wheeler Dock
- 16ft Ceiling
- 2 Garage Doors (Shipping and Receiving)
- 2 Bathrooms
- 4 Offices...



Price: \$1,800,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: C

Sale Type: Investment

Lot Size: 0.44 AC

Gross Building Area: 4,500 SF

Rentable Building Area: 4,500 SF

No. Stories: 1

Year Built: 1982

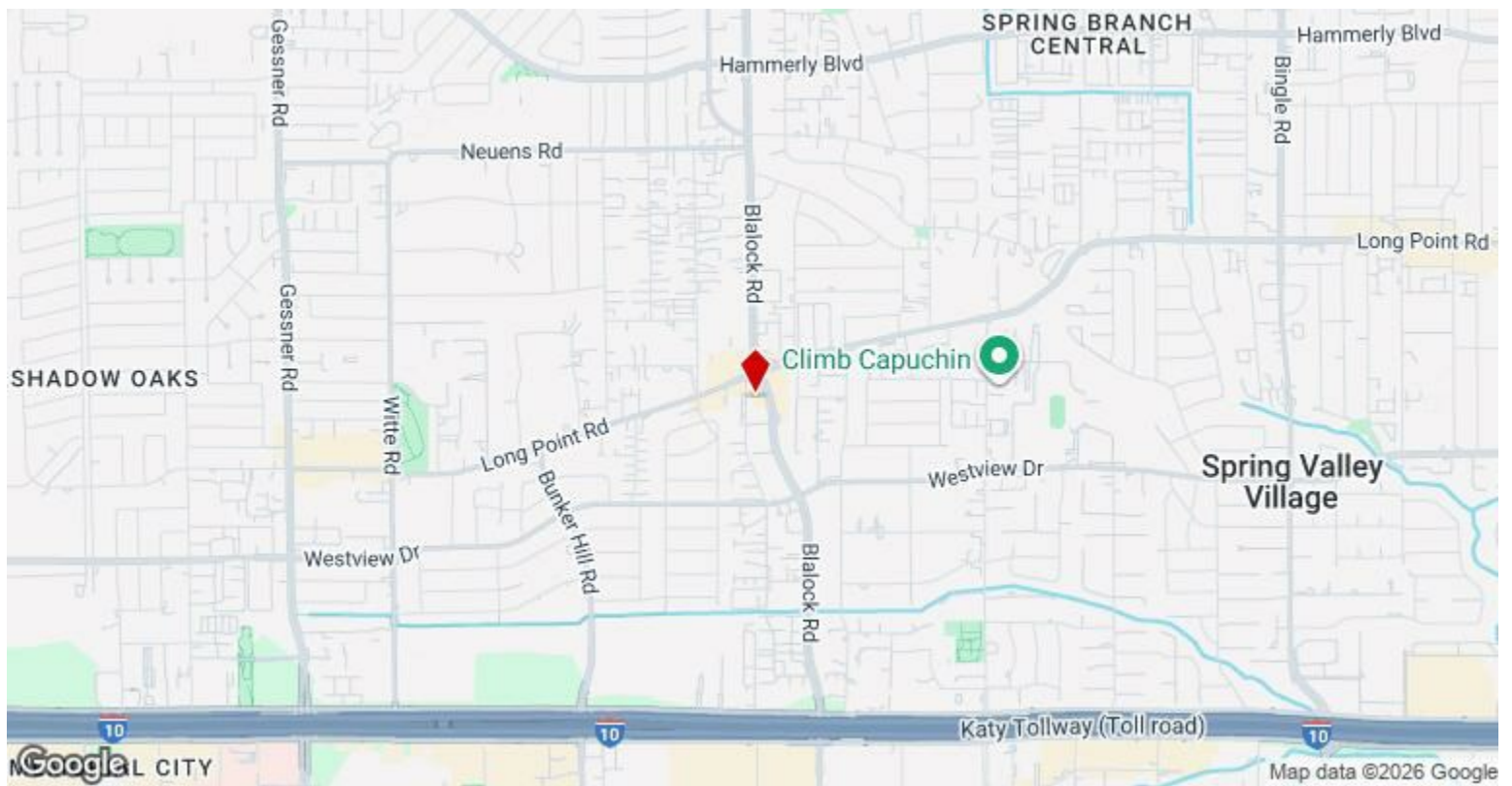
Tenancy: Single

Clear Ceiling Height: 16 FT

No. Dock-High Doors/Loading: 1

No. Drive In / Grade-Level Doors: 1

Zoning Description: N/A



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J Marts

INTERSTATE
10

Lowe's

Costco
WHOLESALE

WOW
OFFICE WAREHOUSE
9595 WESTVIEW

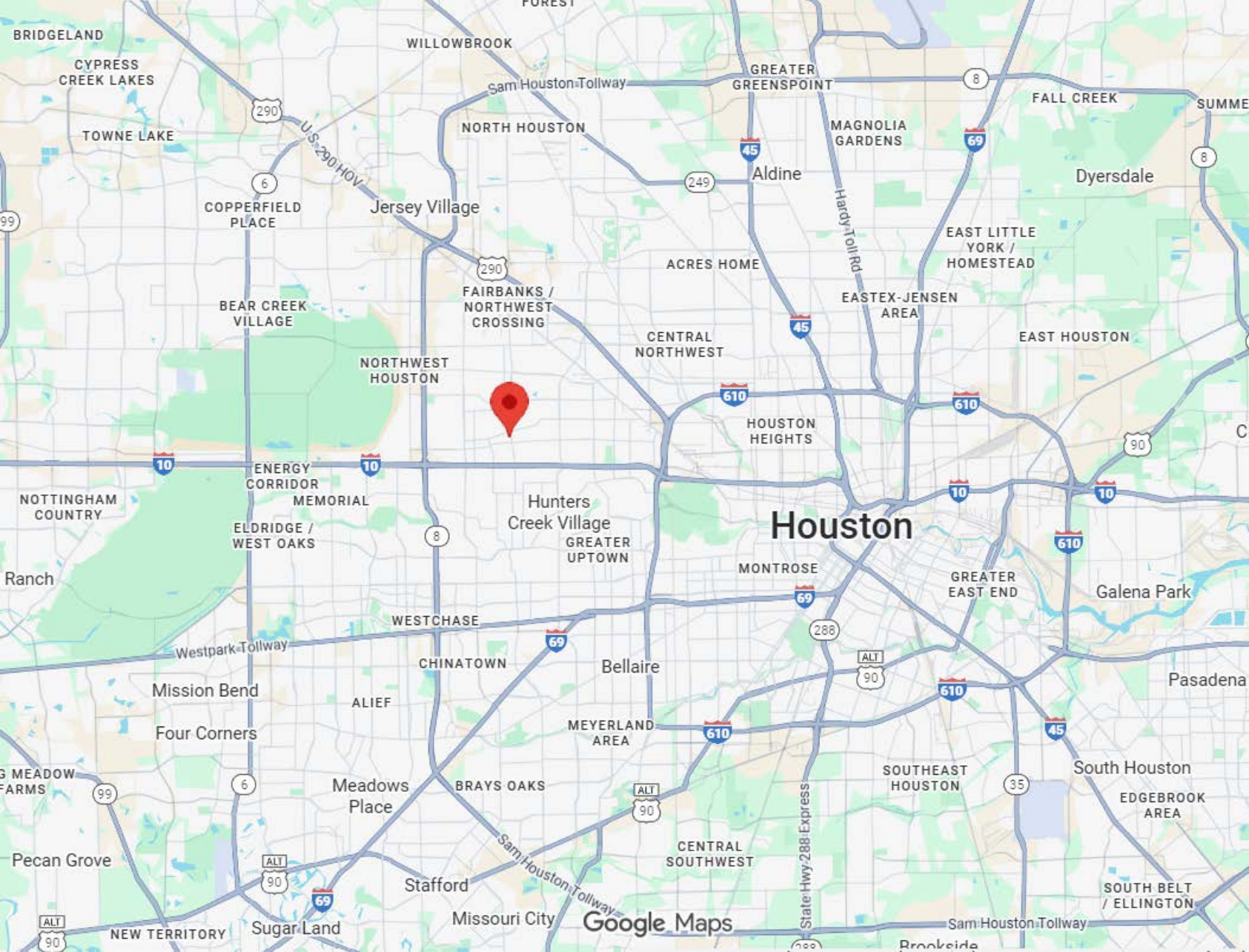
0.44 ACRES

BLALOCK RD

CEDAR POST LN

LONG POINT RD

Valero



Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Property Photos



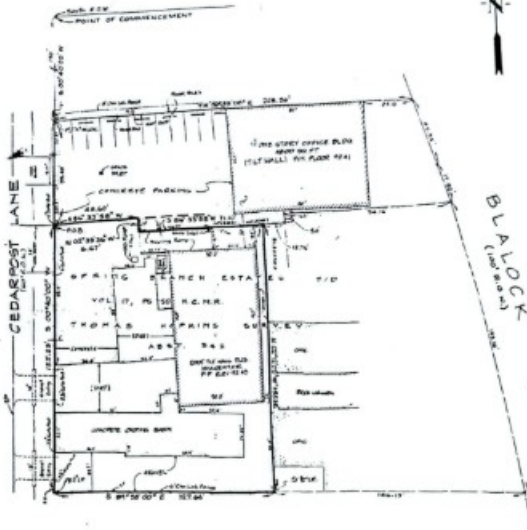
Property Photos



Property Photos



LONG POINT RD.



FIELD NOTE DESCRIPTION OF 19,076.20 SQUARE FEET OR 0.4379 ACRES OF LAND OUT OF A 1.2382 ACRE TRACT OUT OF LOTS 3, 4 AND 5 IN THE SPRING BRANCH ESTATES SUBDIVISION IN THE THOMAS HOPKINS SURVEY, AS Laid, RECORDED IN VOLUME 17, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

COMMENCING at the intersection of the Southerly right-of-way line of Long Point Road and the Southerly right-of-way line of Cedarpost Lane (50 feet wide);

THENCE, S 00°48'50" W, along the Southerly right-of-way line of Cedarpost Lane, a distance of 285.45 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S 00°40'00" W, continuing along the Southerly right-of-way line of Cedarpost Lane, a distance of 155.29 feet to a 1 inch iron pipe and a corner for corner;

THENCE, S 88°14'00" E, a distance of 127.44 feet to a 1/2 inch iron rod for a point for corner;

THENCE, W 02°12'30" W, a distance of 155.90 feet to existing a 2 inch chain link fence for a point for corner;

THENCE, S 88°15'00" W, a distance of 71.10 feet to a point for corner;

THENCE, W 02°10'30" W, a distance of 9.87 feet to existing concrete expansion joint for a point for corner;

THENCE, S 88°12'30" W, along the existing concrete expansion joint a distance of 15.80 feet to the POINT OF BEGINNING of the herein described tract and containing an area of 19,076.20 square feet or 0.4379 acres of land.

Dated this 11th day of May, 2010.

Signed: *E. G. Mylonas*
E. G. MYLONAS, Registered Professional Surveyor No. 2867

BOUNDARY SURVEY
OF 19,076.20 SQ. FT. OR 0.4379 ACRES
OF LAND OUT OF A 1.2382 ACRE TRACT
OUT OF LOTS 3, 4 & 5 IN THE SPRING
BRANCH ESTATES S/D IN THE THOMAS
HOPKINS SURVEY, ABSTRACT 342
RECORDED IN VOL. 17, PAGE 20 OF THE
MAP RECORDS, HARRIS COUNTY, TEXAS

SCALE: N.T.S.

E. G. MYLONAS

CONSULTING SURVEYOR
7800 AMBASSADOR, SUITE 100, HOUSTON, TEXAS 77055
(713) 861-1000

BEFORE ME, the undersigned authority, on this day personally appeared *E. G. Mylonas*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.