



# For Sublease

**±22,500 SF Industrial Office/Warehouse**

## Site features:

- **Total:** ±22,500 SF
- **Office:** ±2,070 SF
- 24' Eve Height
- 10-Ton Crane ready
- Grade Level Loading
- One (1) 12' x 14' OH Doors
- Three (3) 9' x 10' OH Doors
- Fenced Lot
- **Asking Rate:** \$0.95/sf NNN
- **OPEX:** Please contact broker
- **Sublease Expiration:** 1/31/2025 (longer term available)

**1150 Hall Court**  
**Deer Park, TX 77536**

**Carl Mueller**  
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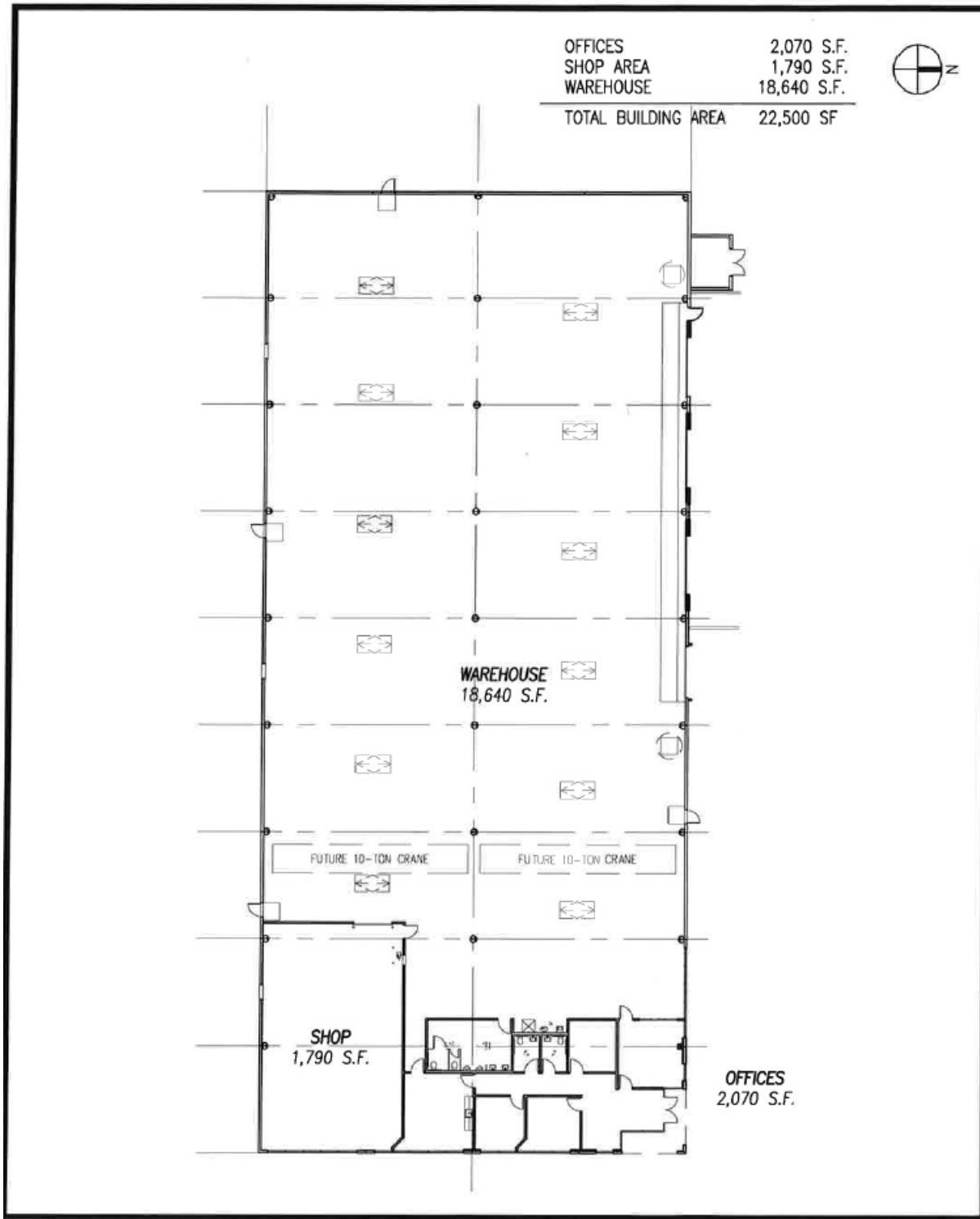
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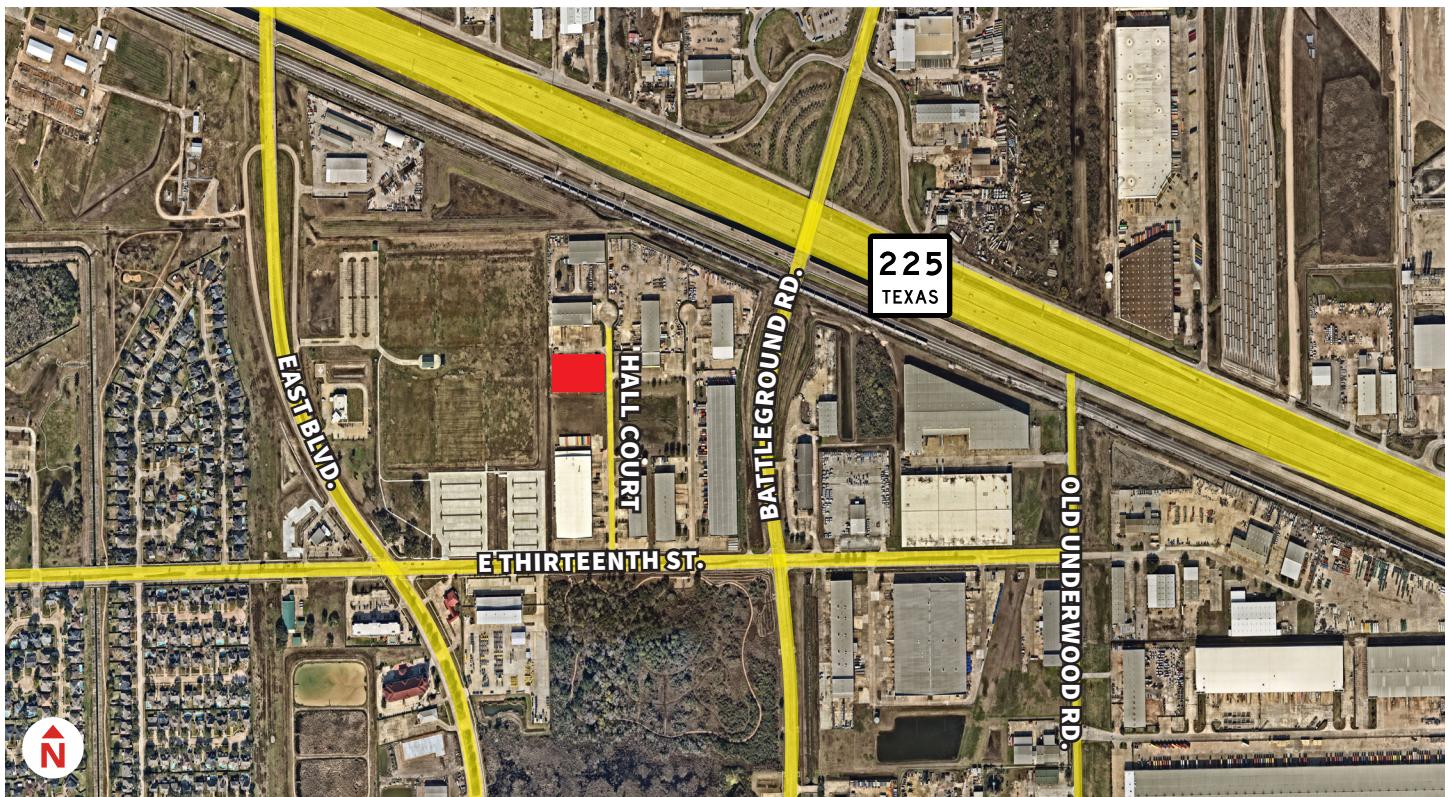
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