

# FOR SALE / LEASE

(SPRING BRANCH SUB-MARKET)

USER/SINGLE TENANT OCCUPIER



1826 OJEMAN RD HOUSTON, TX 77080

LAND SIZE

±14,673 SF

BUILDING SIZE

±6,310 SF

BEN SAMPLE

Sr. Advisor

+1 713 385 2737

ben.sample@jll.com



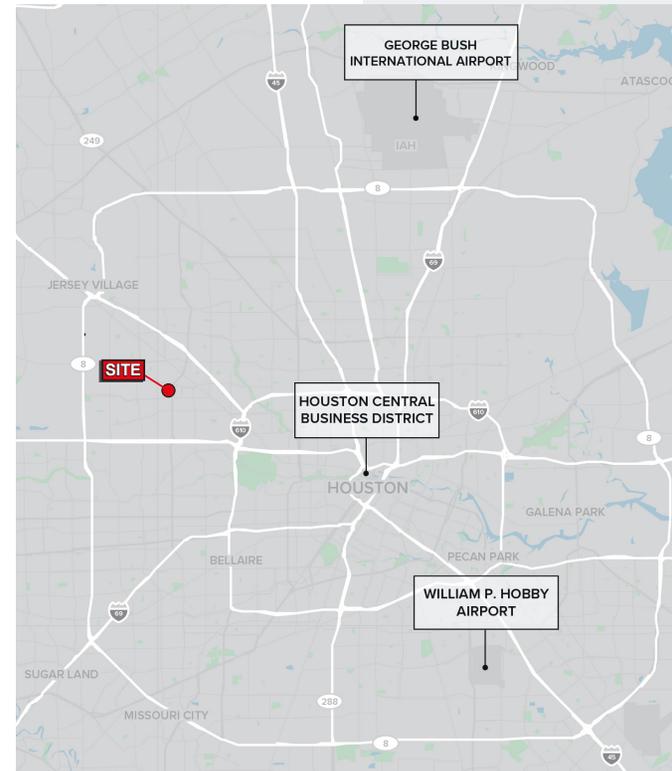
# PROPERTY SUMMARY

This industrial facility is situated in the Spring Branch submarket, offering strategic access to major Houston thoroughfares including Interstate 10, Beltway 8, and US Highway 290. This prime location places it within a dynamic commercial area with a mix of industrial, retail, and residential properties.

**PROPERTY ADDRESS:** 1826 OJEMAN RD HOUSTON, TX 77080

**ASKING PRICE/LEASE RATE:** CONTACT BROKER

- **LAND SIZE:** ±14,673 SF
- **BUILDING SIZE:** ±6,310 SF
  - **OFFICE:** ±1200 SF
  - **WAREHOUSE:** ±5,110 SF
- **FULLY FENCED & SECURED**
- **LEASE:** OCCUPIED TILL 9/30/26
- **CLEAR HEIGHT:** ±16'
- **(2) GRADE-LEVEL DOORS**
- **RENOVATED IN 2020**
- **OUTSIDE OF FLOODPLAIN**
- **UTILITIES:** CITY OF HOUSTON
- **POWER:** 480 VOLT | 3 PHASE



**SITE**

**Bingle Rd.**

**19,127 VPD**

**Ojeman Rd.**

**Long Point Rd.**

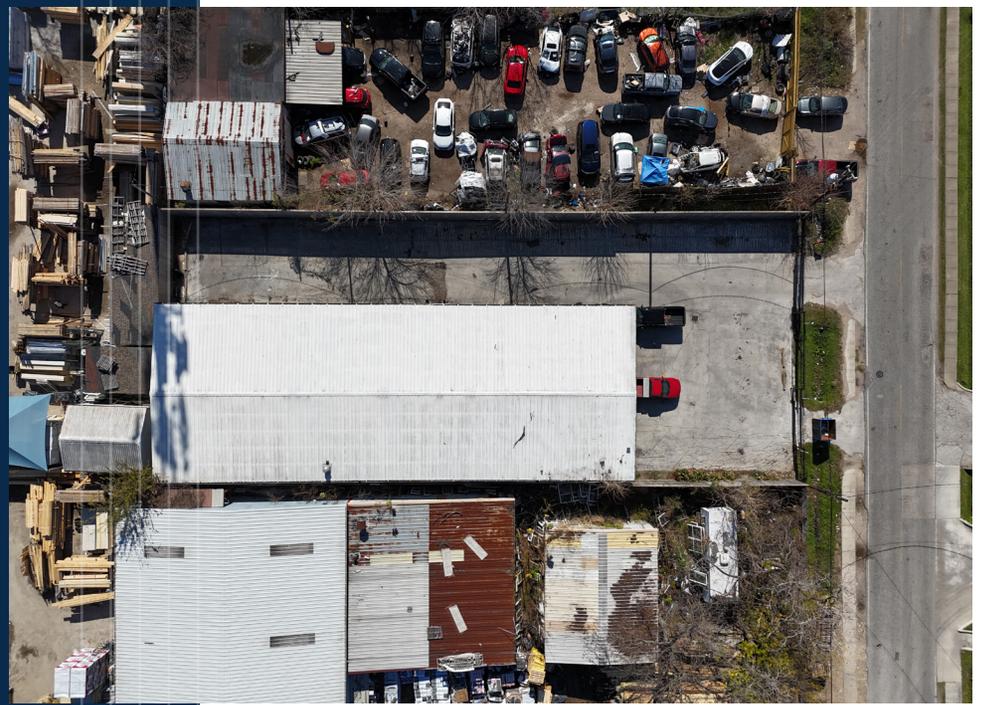
**13,964 VPD**

*Walgreens*

**PIZZA PATRÓN**



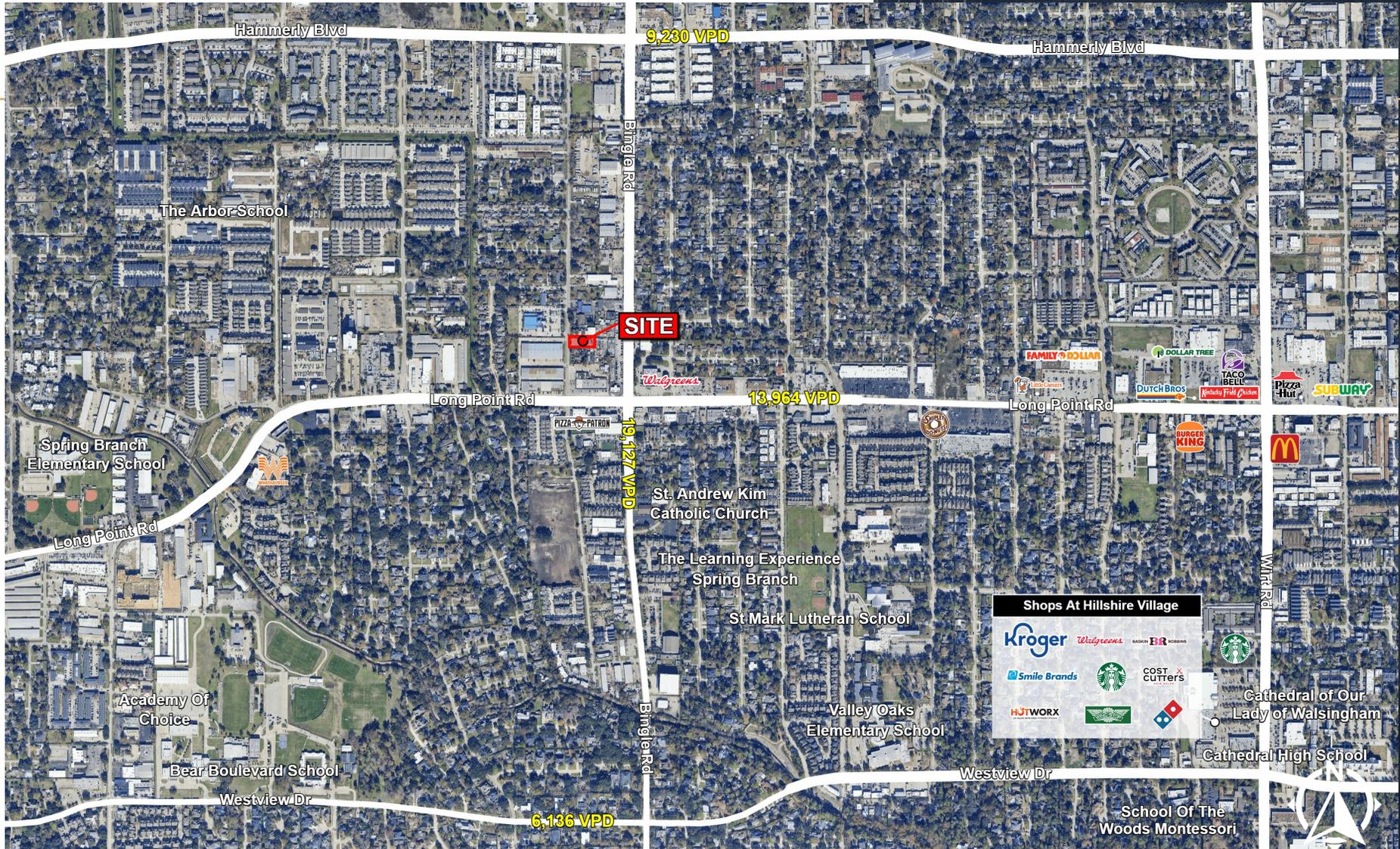
# PHOTO GALLERY



# PHOTO GALLERY



# PROPERTY LOCATION



# CONTACT US

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