



2705 Dickinson Ave
League City, TX 77573

**FOR SALE
OR LEASE**

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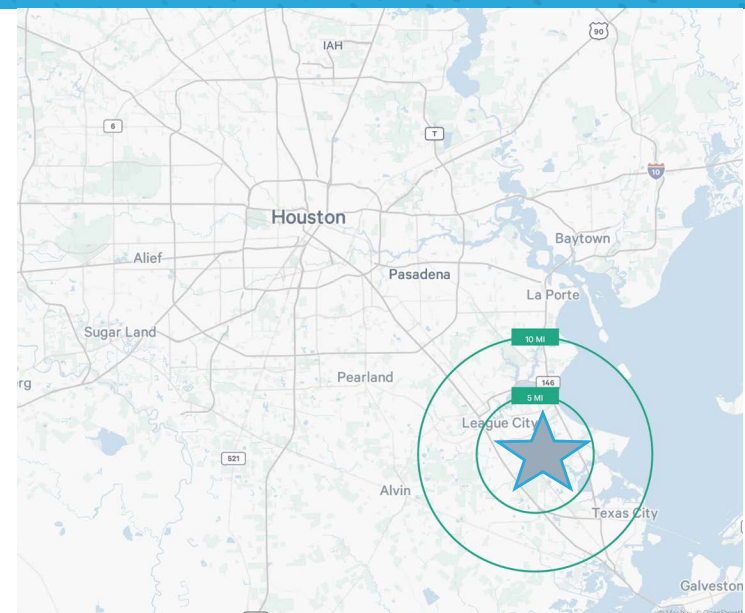
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PROPERTY OVERVIEW

CBRE is pleased to offer the opportunity to acquire a unique industrial facility in League City, TX. 2705 Dickinson Ave is strategically located in a growing area in between Houston and Galveston, less than 2 miles from I-45 and 4.5 miles from Hwy 146. The building, constructed in 2016, has a 29,244 SF footprint on a total of 4.33 acres. The property has ± 1.09 AC (± 170 paved spots) on the East side of the building for parking but could be used for overflow storage depending on the user's needs. The property has $\pm 344'$ of frontage on Dickinson Ave., providing a convenient access point directly from Dickinson Avenue, and offering both FM 646 or League City parkway access back to I-45. The facility is an ideal option for manufacturing or other users. The building currently has $\pm 9,000$ SF of 2nd story office space which can be removed (not part of building square footage).

PROPERTY SUMMARY

Address	2705 Dickinson Ave League City, TX 77573
County	Galveston
Submarket	SE
Acres	± 4.33 acres
Square Footage	$\pm 29,244$ SF Footprint
Year Built	2016
HVAC	Fully Air-Conditioned
Number of Buildings	1
Power	3 Phase, 277/480V, 1000 Amps
Fire Protection	Fully Sprinklered
Parking Spots	170
Eave Height	$\pm 24'$
Zoning	General Commercial
Asking Price	\$4,990,000



PROPERTY HIGHLIGHTS

Ideal for Manufacturing or Light Distribution



**UNIQUE AND
WELL-MAINTAINED
METAL BUILDING**



**±29,244 SF
BUILDING ON
±4.33 ACRES**



**FULLY CLIMATE
CONTROLLED &
SPRINKLERED**



**HEAVY POWER
1,000 AMPS**



**ZONED GENERAL
COMMERCIAL FOR
MULTIPLE USES**

PROPERTY DESCRIPTION

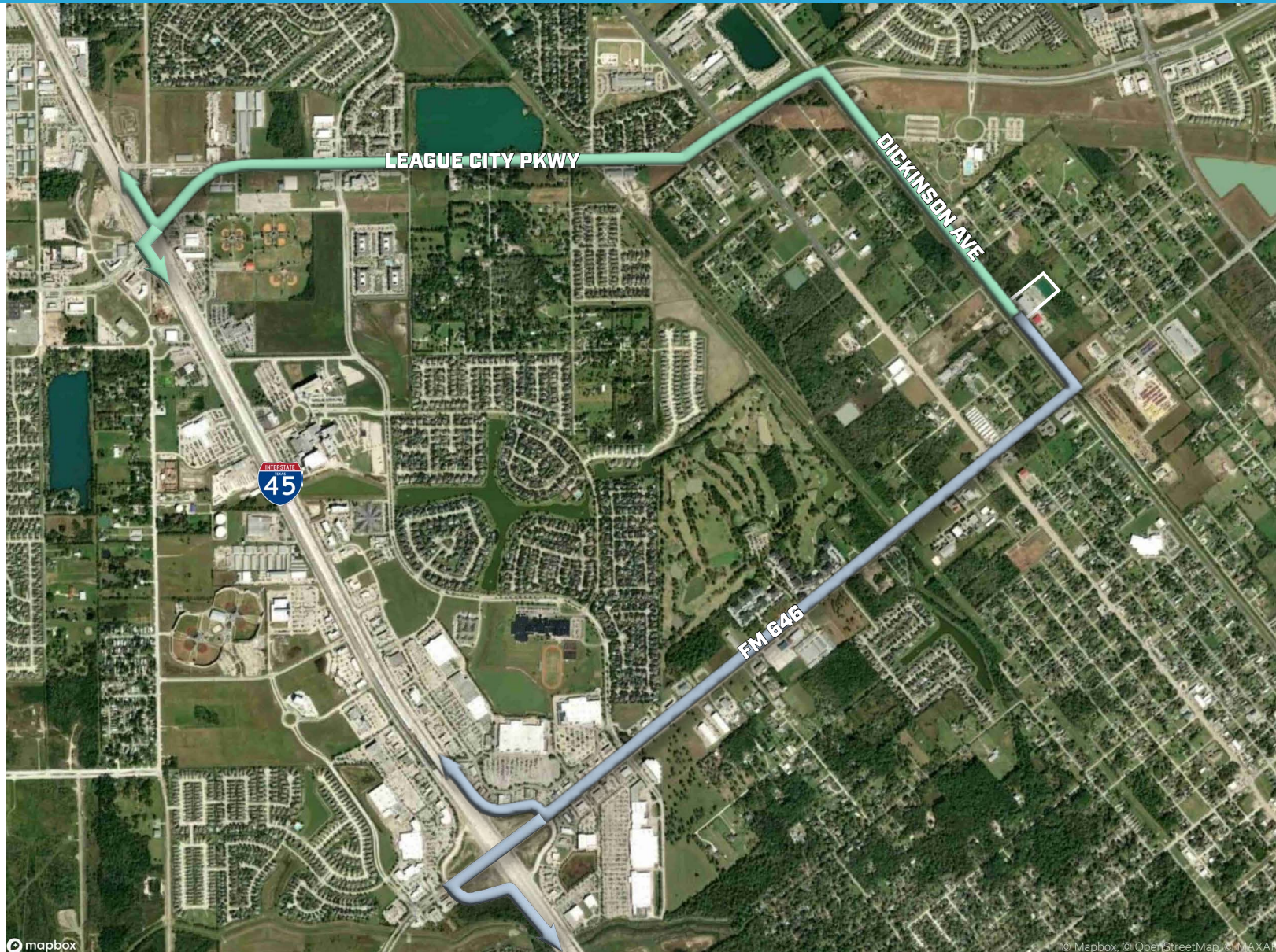
Total SF Footprint	±29,244 SF
Building Climate Controlled	100% A/C
Power	3 Phase 1000 Amps
Grade Level Doors	2
Construction	Metal, Fully Insulated
Roof	Metal, Sloped
Sprinklered	Yes
Sewer	City
Frontage	±344' on Dickinson Ave.



SITE PLAN



INGRESS/EGRESS MAP



MARKET OVERVIEW

GREAT OPPORTUNITY IN THE REGION'S FASTEST GROWING CITY

The property is located amid a variety of active and planned new developments, including the Friendswood Town Center, Flyway, Lilac Fields, and more new housing, entertainment and dining options. Furthermore, Brookfield properties will bring 'Midline' to immediate surrounding area, a 1,000-acre planned housing community that will build 2,800 homes.

Businesses sectors such as global logistics, aerospace, medical and life sciences, petrochemical and energy, professional services, and robotics manufacturing all operate within the area.

New and recent business activity in the area includes:



Intuitive Machines' Lunar Production and Operations Facility - a 105-572-square-foot headquarters. The location serves as the company's operations center for its lunar program, including manufacturing lunar landers and spacecraft.



Axiom Space area expansion - Axiom has expanded its operations in Houston, with a focus on building the world's first commercial space station, Axiom Station. This effort is a key part of Houston's efforts to become a major player in the commercial aerospace sector.



Exploration Park - a 207-acre, 1.5 million square foot innovation campus rising next to NASA's Johnson Space Center. Purpose-built for aerospace, advanced manufacturing, and space technology, the park will feature over 20 state-of-the-art facilities tailored for R&D, clean rooms, labs, and production. Anchored by industry leaders like KBR, it's set to become a global hub for human spaceflight and commercial space innovation.



Texas A&M Space Institute - this \$200 million facility is being constructed on a 32-acre site within NASA's Exploration Park, a 240-acre development at the Johnson Space Center in Houston.

The location would be ideal for an industrial user with the proximity to the Ports of Houston and the vibrant business synergy. League City has developed a competitive and thriving economy and is continuing to grow in population, households, and development projects each year.



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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