



13026

ROSECREST
DRIVE

HOUSTON, TX

FOR SALE
OR LEASE

INDUSTRIAL WAREHOUSE SPACE

52,000 SF
AVAILABLE

DISCLAIMER

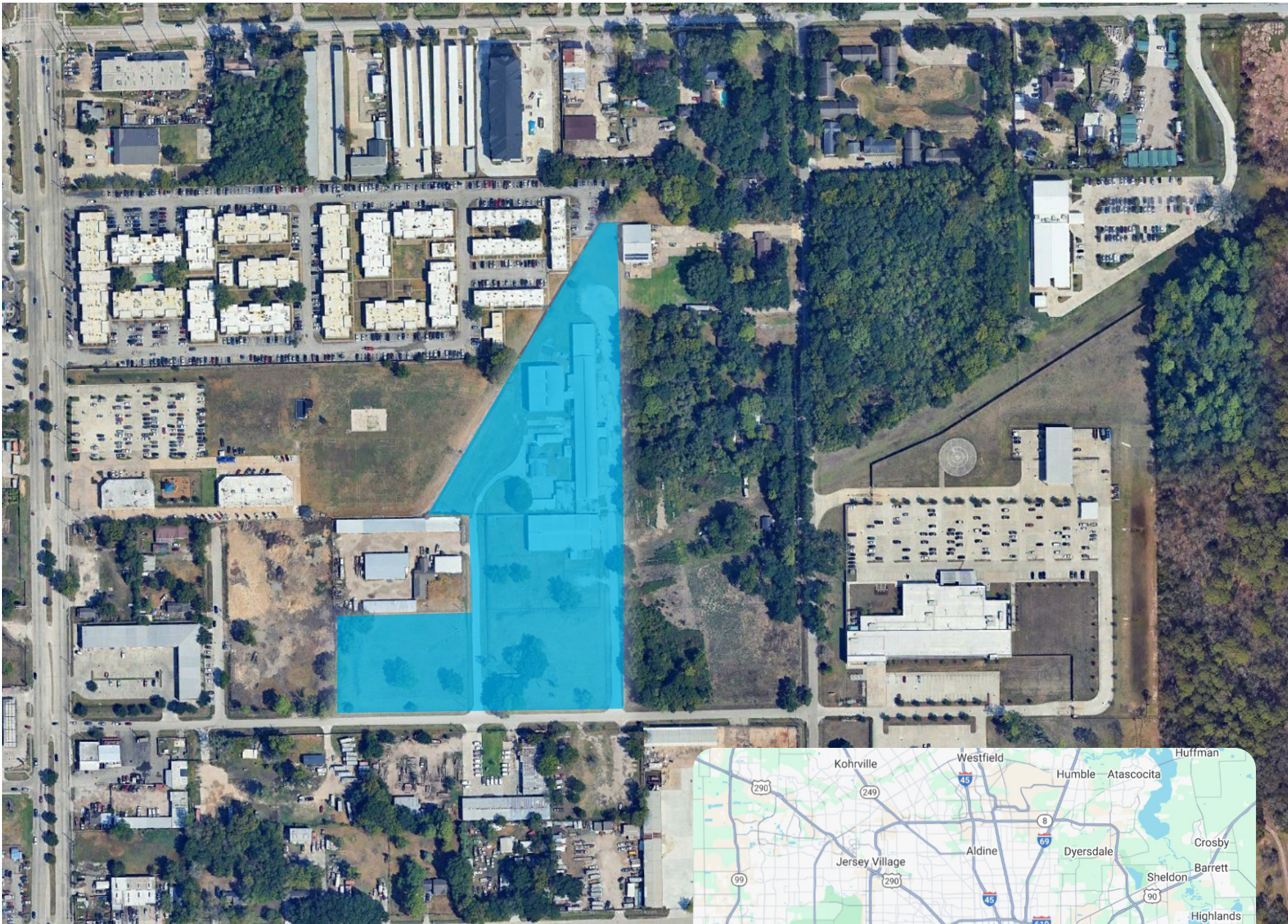
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13026 Rosecrest

Located in Houston’s Southwest Far Submarket, 13026 Rosecrest Drive offers a prime industrial opportunity with 52,000 square feet of single-tenant warehouse space on 7.77 acres. This one-story, metal-constructed facility is crane-ready, making it ideal for heavy industrial or manufacturing operations. With excellent access and ample yard space, the property presents a rare find for users seeking functionality and scalability in a strategic Houston location.

ADDRESS	13026 Rosecrest Dr. Houston, TX 77055
TOTAL SF	52,000 SF
ACRES	7.77 with space for laydown yard and turn-around
YEAR BUILT	1950/2012
TENANCY	Single
CLASS	C
CLEARANCE	25'
CRANES	1 x 2 ton crane, plus 3 boom cranes
DOCKS	2
DRIVE INS	5
CONSTRUCTION	Metal
POWER	1300 and 1000 amp drops, 480v 3 phase. 1.9MW capacity (to be verified)
HVAC	Office, tool shop, and portion of the manufacturing facility is climate controlled
UTILITIES	City of Houston
SALE PRICE	\$3,895,000
LEASE RATE	\$7 Per SF NNN





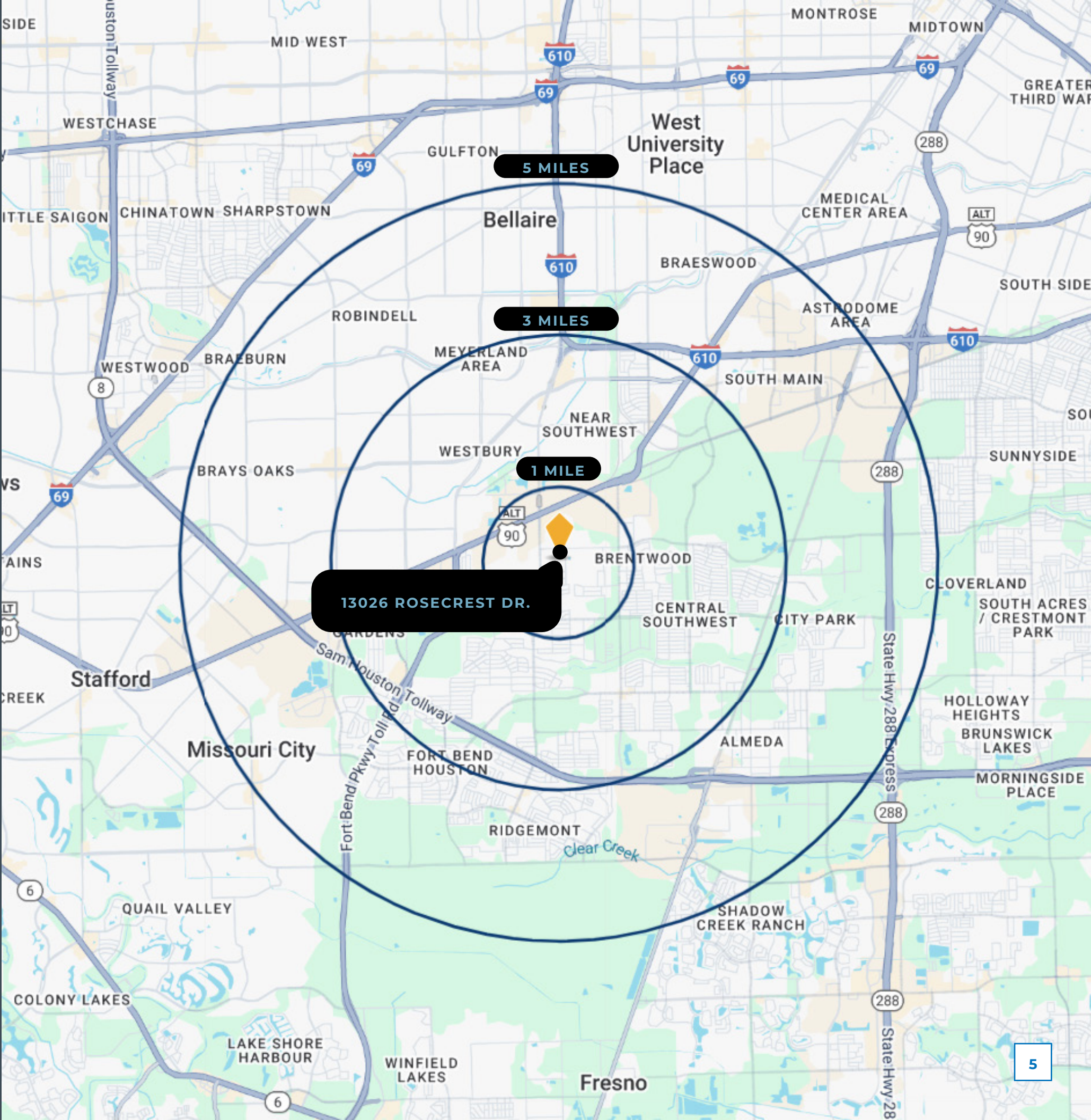


Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	11,453	118,889	337,717
2029 Population	11,709	122,493	35
Population Growth 2024-2029	0.4%	0.6%	1.0%
2024 Average Age	34	35	35
Households			
2024 Households	3,322	40,352	122,858
2029 Households	3,397	41,530	128,72
Household Growth 2024-2029	0.5%	0.6%	1.0%
Median Household Income	\$60,986	\$58,297	\$57,984
Average Household Size	3.3	2.9	2.7
Housing			
Median Home Value	\$156,066	\$180,456	\$220,044
Median Year Built	2000	1974	1980

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
South Post Oak Plaza	UT Health Houston	Hermann Park
	Baylor College of Medicine	Houston Zoo
	Rice University	Houston Arboretum
		Texas Medical Center





CONTACT INFORMATION

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