



Building 2

12440 Highway 3, Webster, TX 77598



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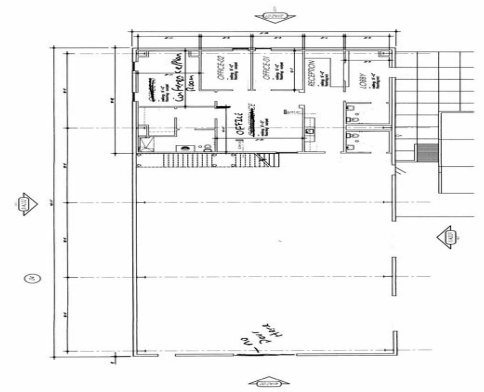


Building 2

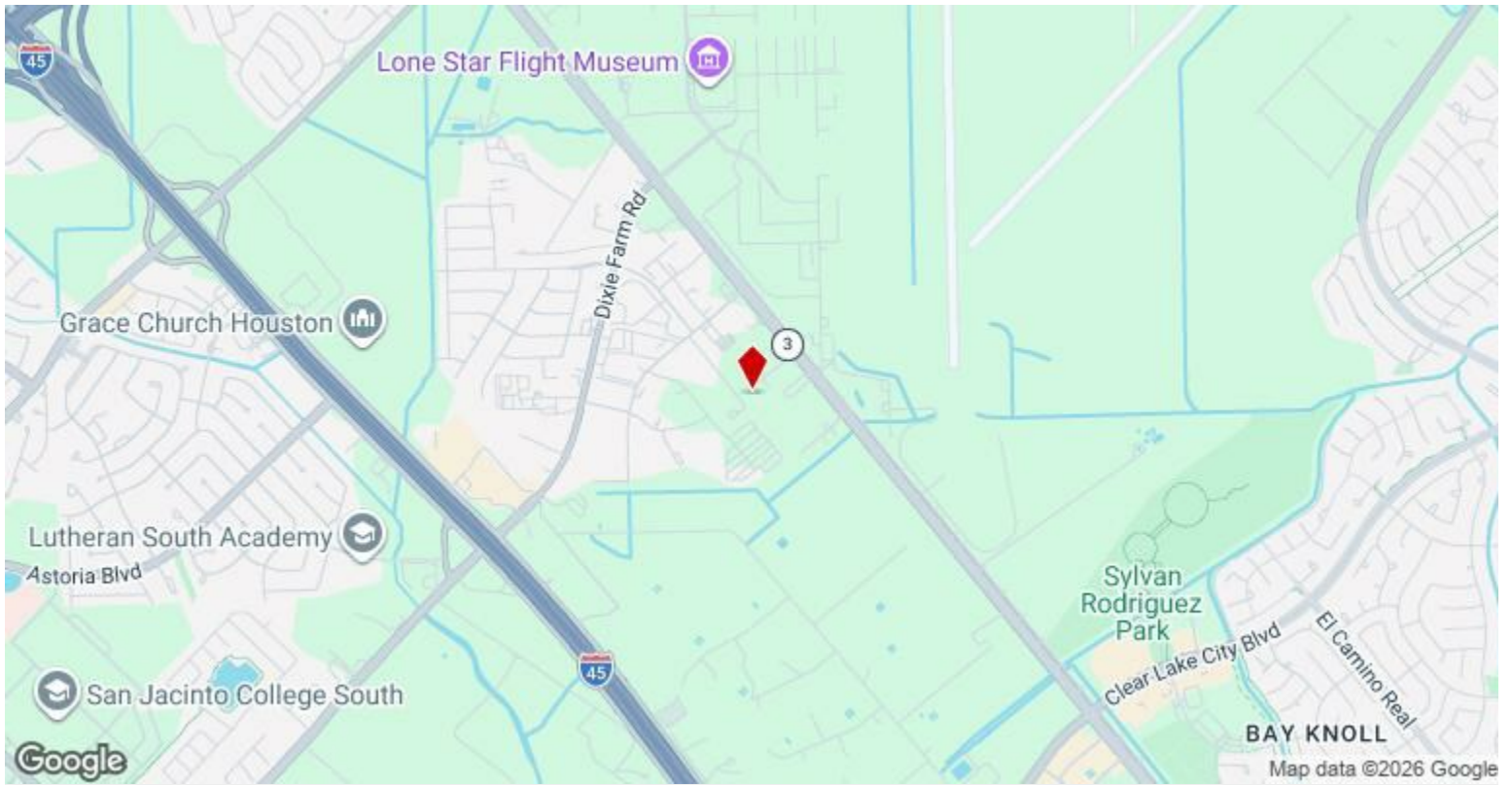
\$1,100,000

This versatile 5,200 square foot office/warehouse building offers a balanced mix of functionality and convenience in a prime location directly across from Ellington Field. The property features 1,750 square feet of professional office space, a spacious warehouse area for operations or storage with two 16' O/H doors, and a 288-square-foot canopy roof. Additional highlights include an upstairs storage area, a fully fenced yard for security, and nearly nine-tenths of an acre of land that allows for ample parking or storage and potential expansion. With its strategic location and flexible layout, this property is ideal for businesses seeking both office and warehouse capabilities in one site.

- Across from Ellington Field
- Estimated from AADT 12,500-15,000 traffic count daily
- 9/10ths of an acre fenced
- Loft space for storage.



Price:	\$1,100,000
Property Type:	Industrial
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.94 AC
Gross Building Area:	5,200 SF
Rentable Building Area:	5,200 SF
No. Stories:	1
Year Built:	2015
Tenancy:	Single
Clear Ceiling Height:	20 FT
APN / Parcel ID:	1239400010003



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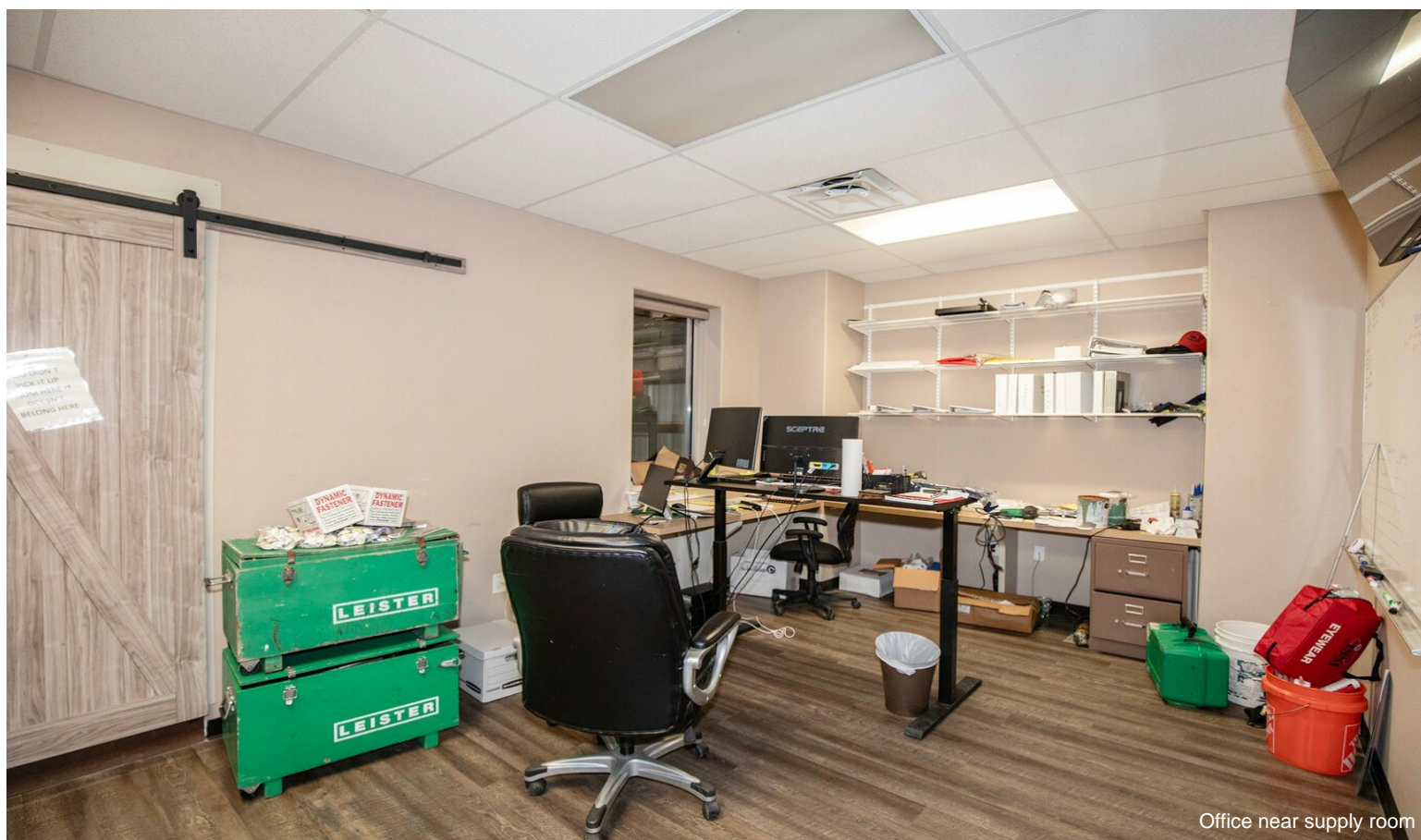
Property Photos



Property Photos



Kitchen and front office



Office near supply room

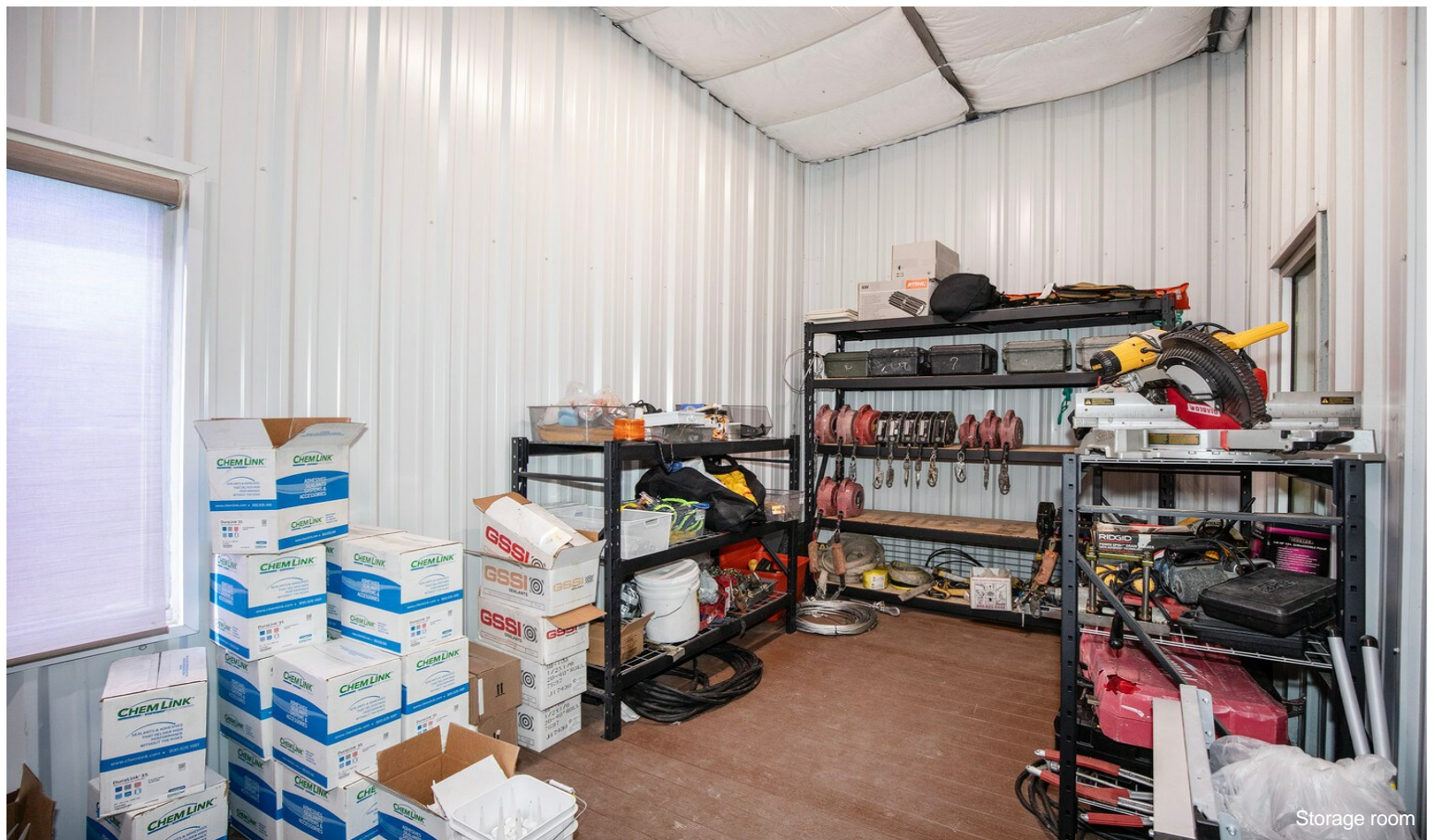
Property Photos



Property Photos



Reception area



Storage room

Property Photos



Storage yard



Warehouse aerial

Property Photos



Warehouse and loft



Warehouse another view

Property Photos



Property Photos



aerial 8



aerial 9

Property Photos

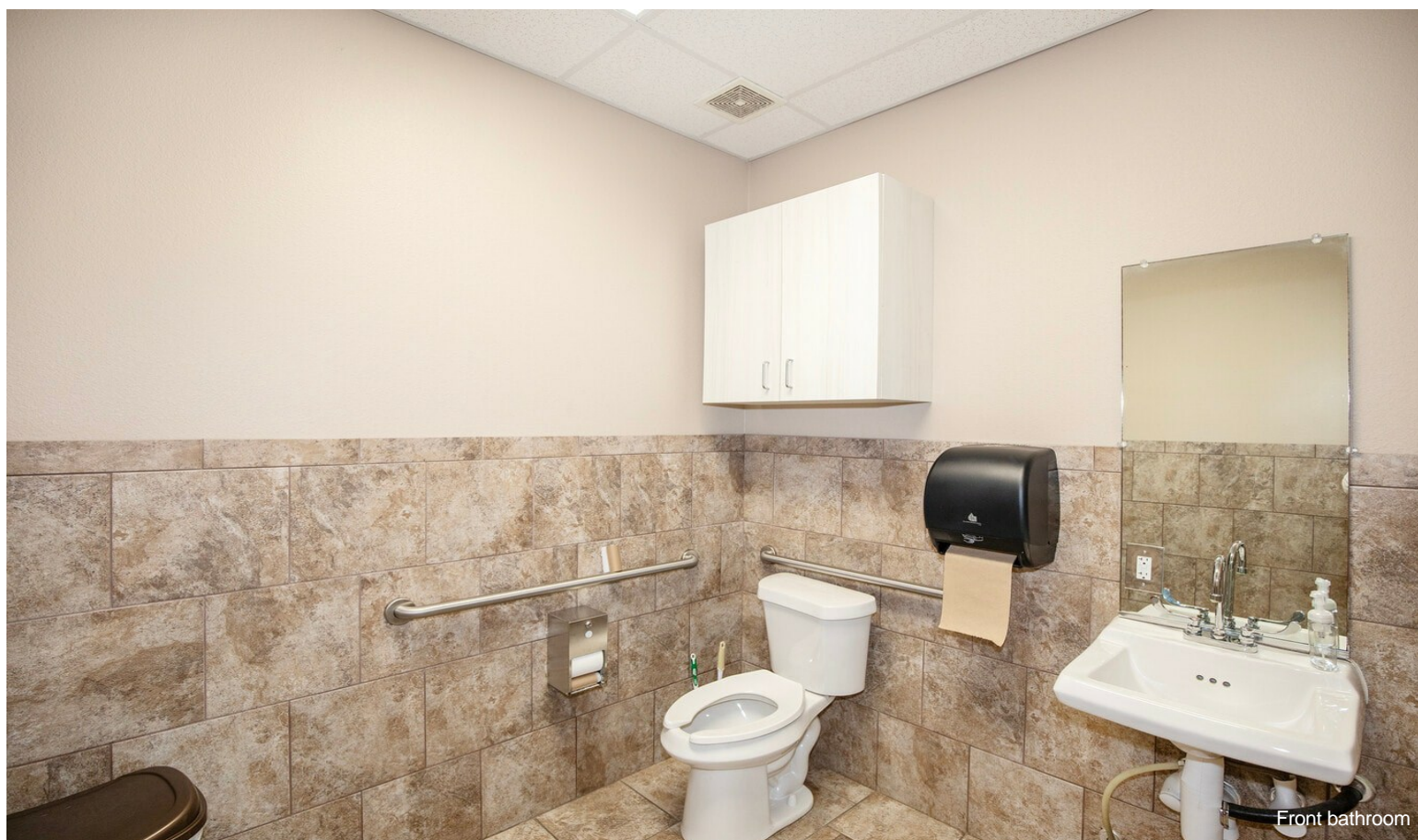


Kitchen



Loft

Property Photos



Property Photos



Property Photos



Aerial 2



aerial 3

Property Photos



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