

**Commercial/Light Industrial Space
"3,000 SF"(Bldg. C)**

**(Near Hwy 90 Alt & Carlsbad St)
12017 Carlsbad St, Bldg. C
Houston TX 77085**

Presented by

Sang Cha/United Real Estate Houston

(832) 368-1368 Rokliucha@gmail.com

03.01.2026

1. Basic Lease Terms

- **Commercial/Light Industrial Use (Unit: C)**
- **Three(Three) year old Metal Building with Inside Build-out**
- **Rate : \$3,180.- per Month, ** Monthly : \$1.06/sf/Year = Annual Rate: \$12.72/sf/Year**
- **Move In Available Date: From 04/01/2026**
- **Lease Term: 3(Three) Years**
- **Space/Lot Size: 3,000 sf**
- **2(Two) Checks Required upon Lease Contract**
 - 1) **First Month Rent Checks 1 Check**
 - 2) **Security Deposit (Last Month Rent) 1 Check**

2. Leasing property Description

- **Three(3) year old Metal Building with inside Build-out;**
 - **Power/water line in, Concrete floor(8”), Fully insulated interior walls included.**
- **Building Total Space/Lot Size: 3,000 sf**
- **Commercial/Light Industry Purpose Metal Building**
- **Address: 12017 Carlsbad St, Bldg C, Houston, TX 77085**
- **3,000 sf for lease**
- **Fronting Hwy 90 Alt(S. Main) and Carlsbad St**
- **Parking lot number available: Min. 12 Parking Spaces(+/-) Front & Back Yard**
- **Fenced and Gated Complex. There are 6 identical buildings including this unit.**
- **Separate electric meter by building**

3. Location

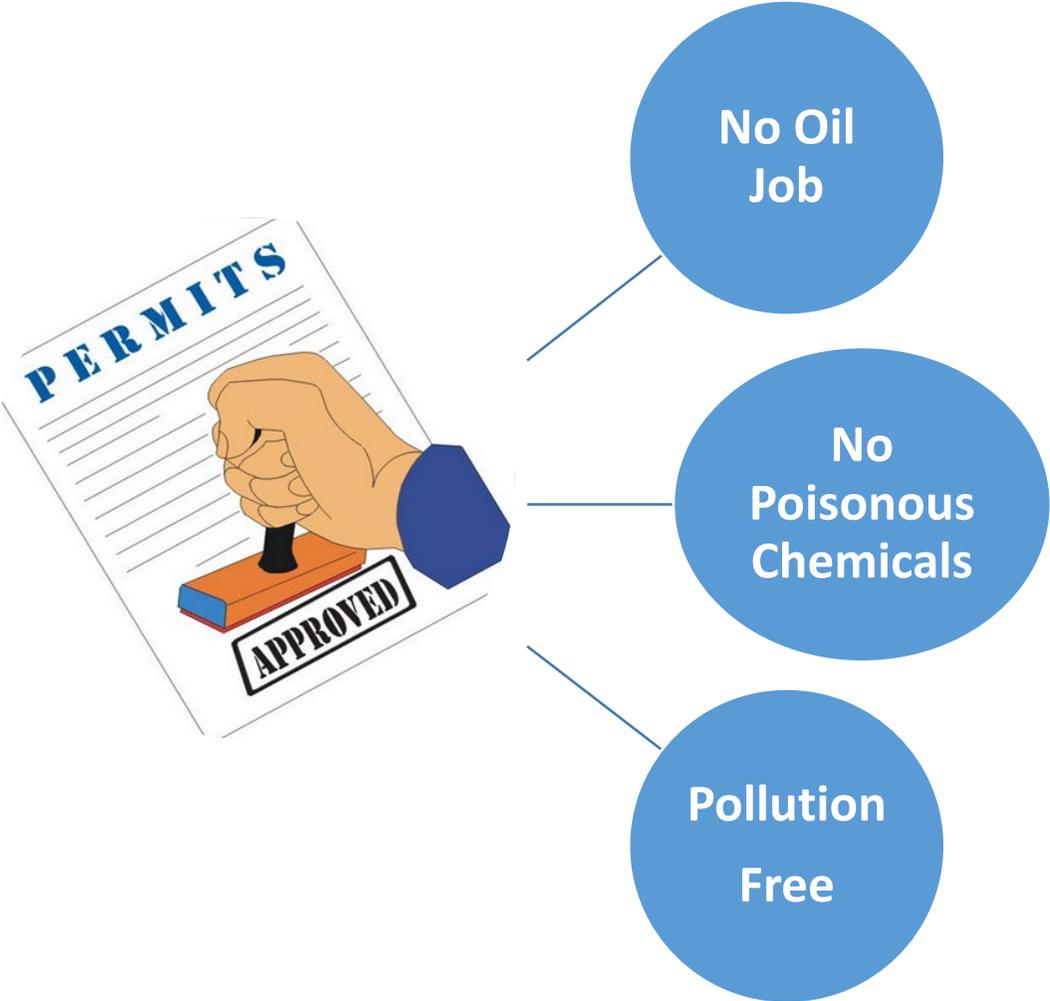


**“Close to Intersection”
Highway 90 Alt/Belt 8 SW**

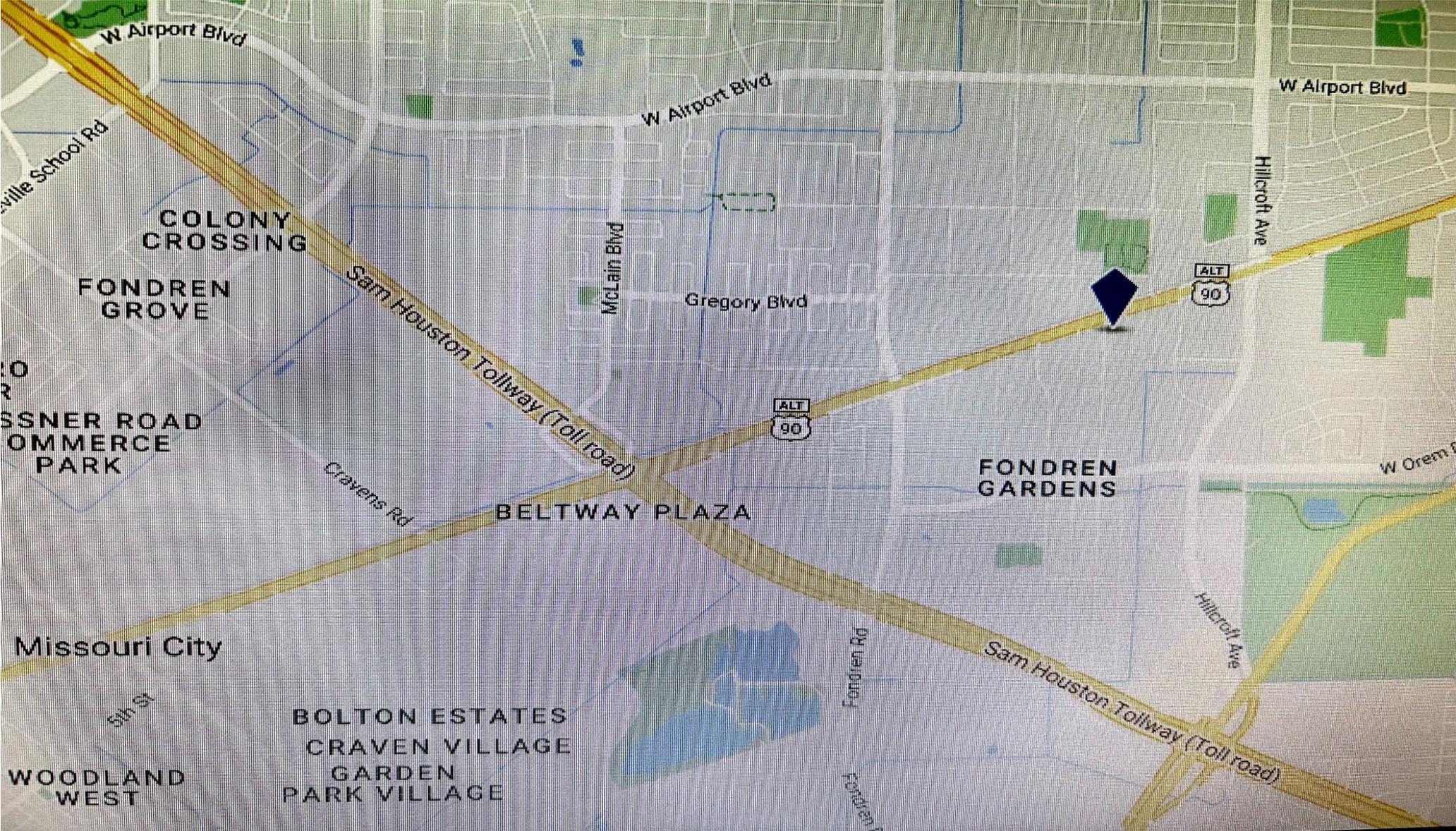
Newly Formed Commercial Area

Minutes away from Belt 8 South & 610 S Loop

4. Remarks



Map







12017

C

♿
PARKING
ONLY













