FOR SALE
Freestanding Industrial Property

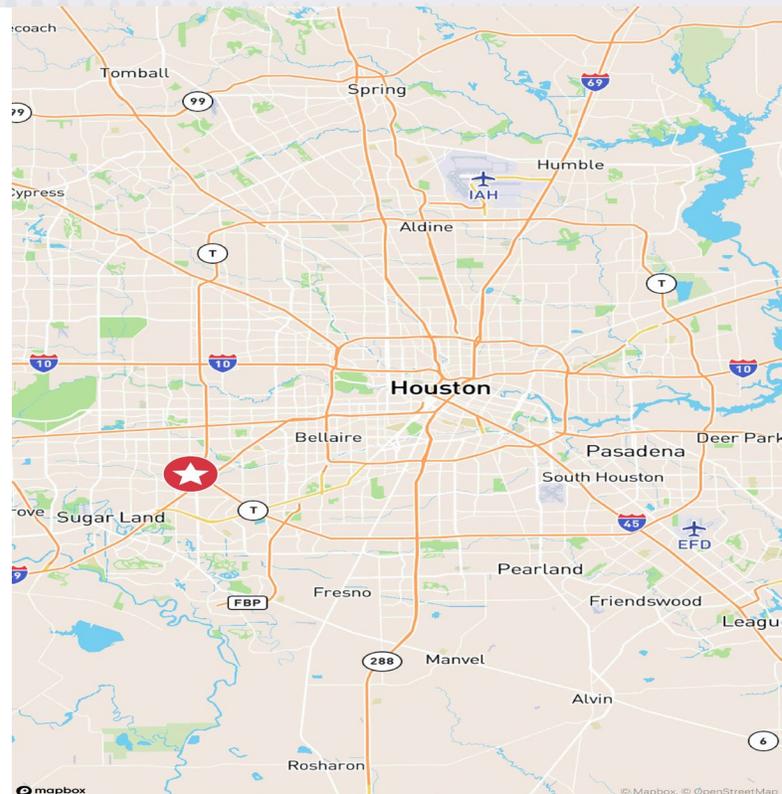# 10860 ROCKLEY RD
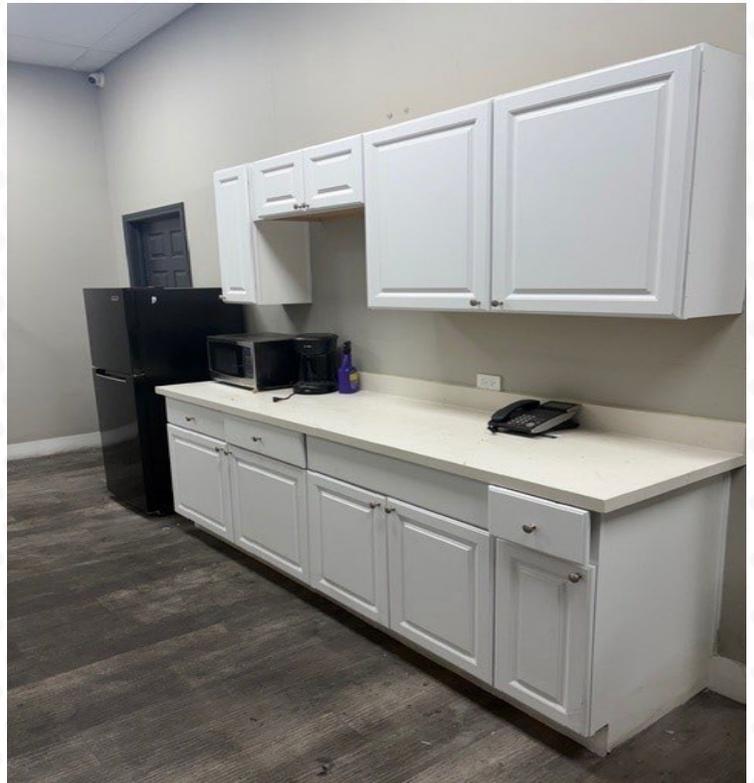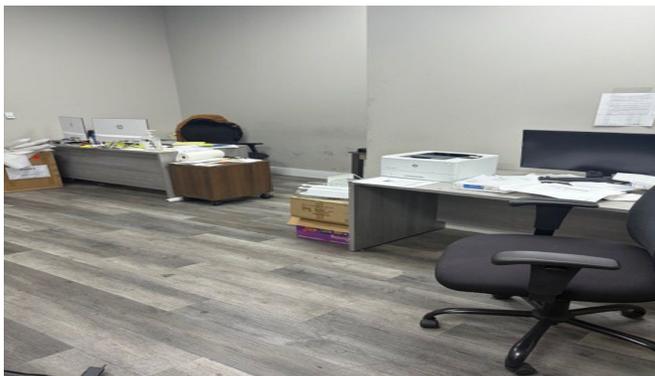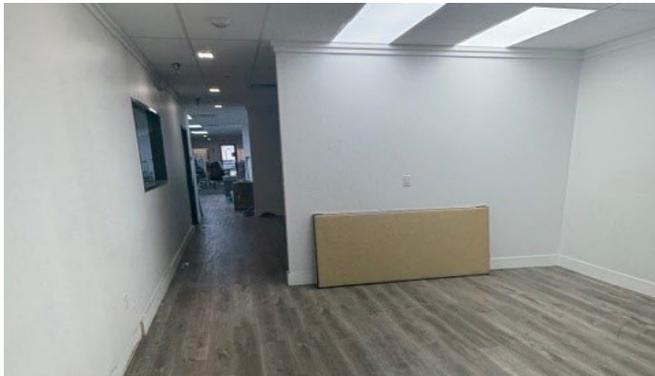## Houston, TX 77099

Property Highlights

- Building Size: 34,279 SF
- Land Area: 3.21 AC
- Warehouse: 24,642 SF
- Office/Showroom: 9,637 SF
- Power: 3 Phase/480 Volt/1000 amps
- Optimal for Manufacturing Use
- Fully Sprinklered
- Fully Fenced and Gated
- Exterior building and parking lot lighting
- Warehouse Clear Height: 14'
- Dropped ceiling throughout Warehouse (12' ceiling)
- HVAC infrastructure in place
- Loading Access:
  - 2 Dock-high OH doors (1 with pit leveler)
  - 1 Grade Level OH door
- Concrete paved outside storage
- 5 existing restrooms
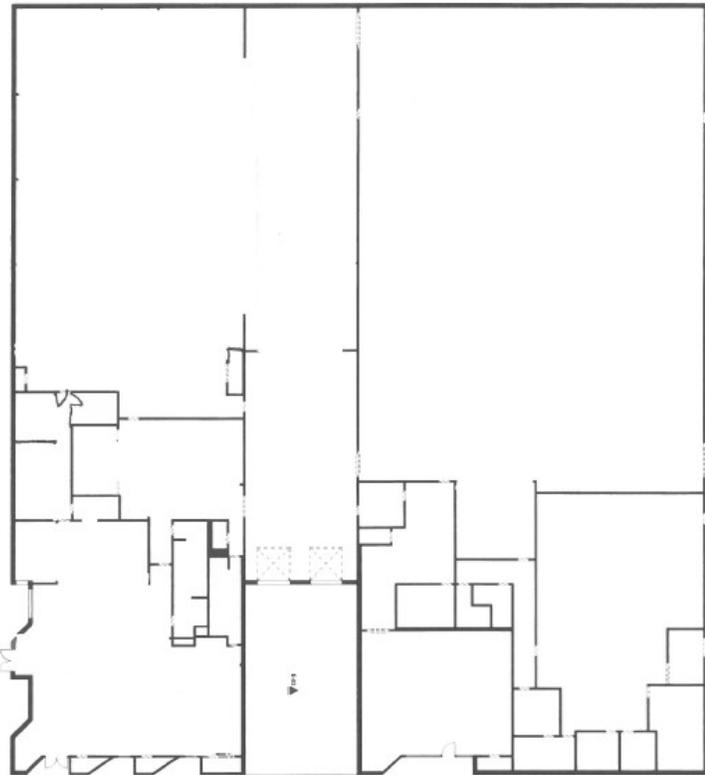- Located in deed restricted Southwest Business Park
- Sale Price: $4,595,000

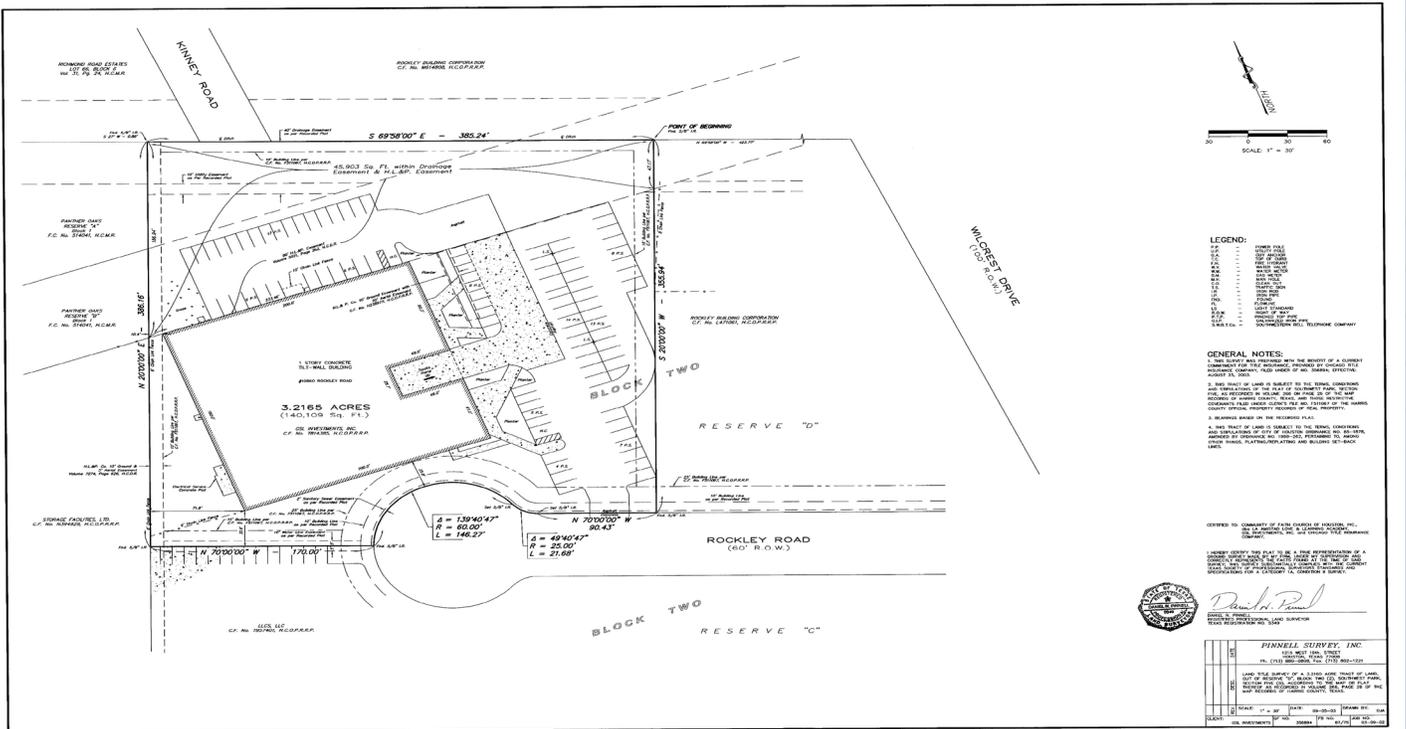# WAREHOUSE INTERIOR PHOTOS

OFFICE INTERIOR PHOTOS

FLOOR PLAN

Office/Showroom: 9,637 SF
Warehouse: 24,642 SF
Building Size: 34,279 SF

SURVEY

DOCK-HIGH LOADING ACCESS

AERIAL

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