



109 N Richey St

109 N Richey St, Pasadena, TX 77506



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109 N Richey St

Upon Request

Strategically positioned just off Highway 225 with easy access to Beltway 8 and I-610, 109 N Richey Street offers a versatile 24,608 SF industrial complex situated on a 2.01-acre fully fenced site within Pasadena's established industrial corridor. The property comprises two buildings — a primary warehouse with integrated two-story office and a secondary free-standing warehouse — offering an exceptional mix of heavy-utility space and secure yard area.

The...

- 24,608 SF (2 Buildings on 2.01 Acres)
- Main Building: 20,979 SF – 12,743 SF Warehouse | 8,236 SF Two-Story Office
- Secondary Warehouse: 3,629 SF – One Story, Metal Construction
- Clear Height: 18' (20' Eave)
- Loading: (3) 14'H × 18'W Dock-High Doors | (3) Drive-In Doors (15'H × 16'W and 14'H × 8'W)
- Cranes: (1) 10-Ton Bridge Crane (~55' Span, 13' Hook Height) | (4) ½-Ton Jib Cranes



| | |
|-------------------------|--------------|
| Rental Rate: | Upon Request |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Rentable Building Area: | 24,608 SF |
| Year Built: | 1975 |
| Rental Rate Mo: | Upon Request |

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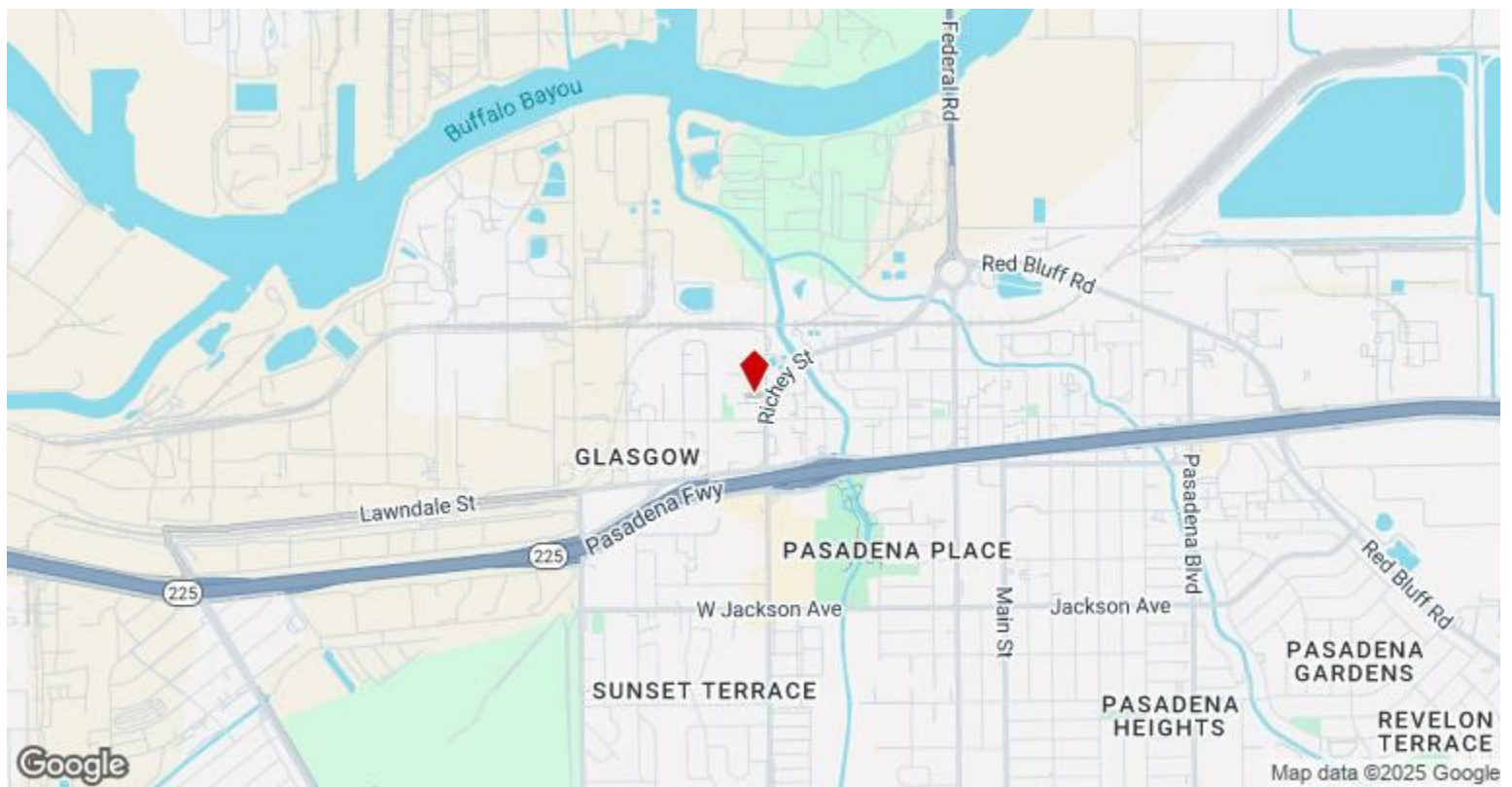
1st Floor

| | |
|-----------------|-------------------|
| Space Available | 24,608 SF |
| Rental Rate | Upon Request |
| Date Available | November 10, 2025 |
| Service Type | Triple Net (NNN) |
| Office Size | 8,236 SF |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 3 - 5 Years |

Located between Houston’s I-610 Loop and Beltway 8, 109 N Richey St offers 24,800 SF across two industrial facilities, formerly home to National Pump Company and well-suited for pump systems, oilfield equipment, fabrication, and heavy industrial use.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-----------------------|-------------|---------------|
| National Pump Company | - | |
| | - | |
| | - | |



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The main building totals 20,979 SF, featuring 8,236 SF of two-story office build-out and 12,743 SF of clear-span warehouse with 18' clear height (20' eave). The warehouse is equipped with (3) 14'H × 18'W dock-high doors with front truck bays, (2) 15'H × 16'W drive-in doors at the rear, and (1) 14'H × 8'W side door, allowing flexible loading and equipment access from multiple elevations. Inside, users benefit from (3) ½-ton jib cranes and (1) 10-ton bridge crane (approx. 55' span, 13' hook height)—ideal for fabrication, machining, or service operations requiring material-handling capability.

The secondary warehouse (3,629 SF) provides additional covered storage or work area with (3) 14'H × 16'W drive-in doors and an additional ½-ton jib crane, extending the property's functionality for multi-bay users or vehicle-based operations.

Power infrastructure includes 400–600 Amp, 3-Phase service, and the site is fully secured by a 6' chain-link and screened perimeter fence with storm-drain infrastructure throughout. Ample yard and truck court space support outside storage, laydown, and easy truck maneuverability.

Originally constructed in 1975 and well maintained with recent upgrades including a new roof installed within the past few years, the property delivers durable infrastructure for heavy industrial use.

Located within an Opportunity Zone, 109 N Richey Street offers potential tax incentives for investors or owner-users seeking a long-term foothold in one of Houston's most accessible industrial submarkets.

Property Photos



Property Photos



Main Warehouse

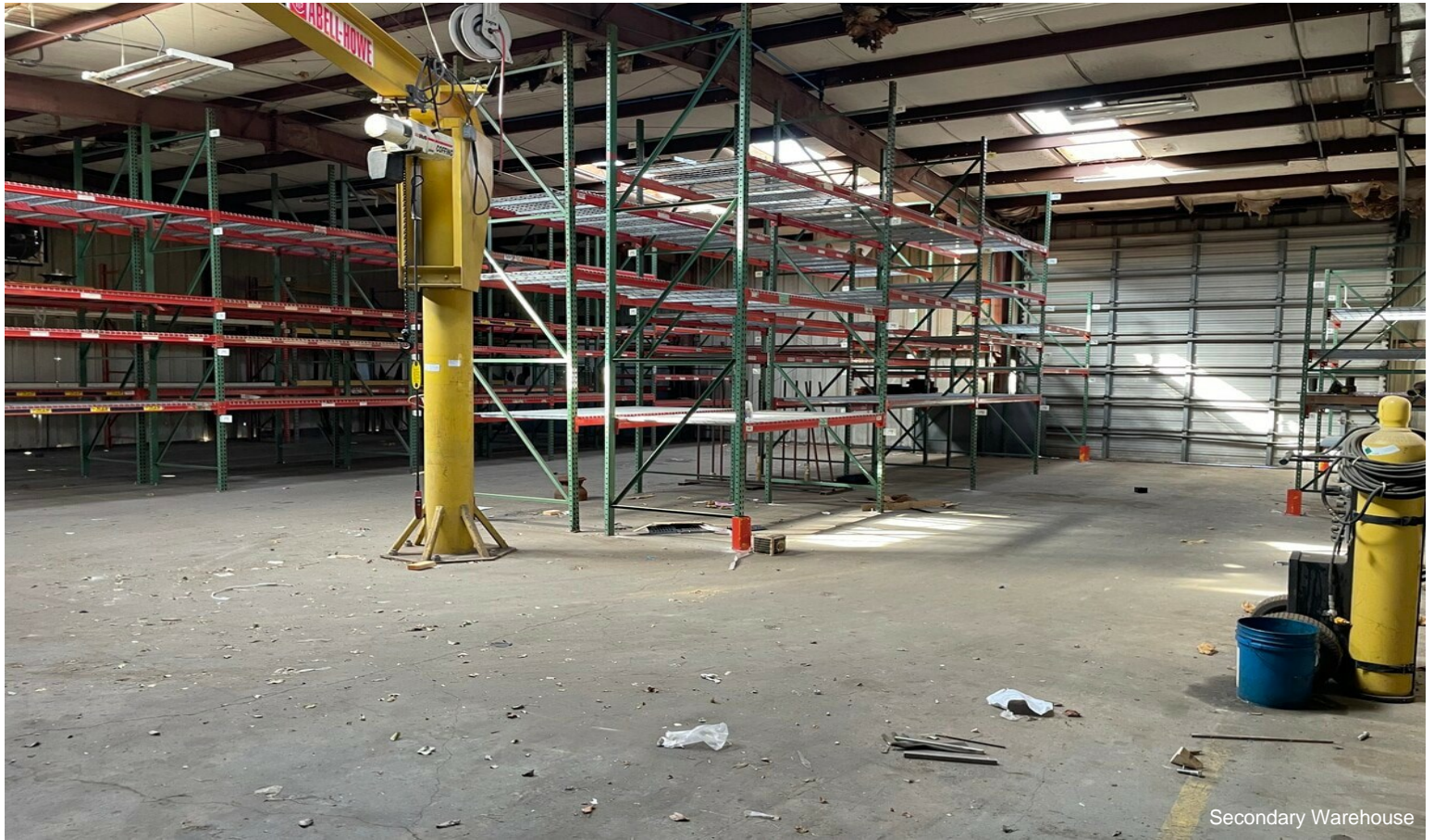


Secured Access

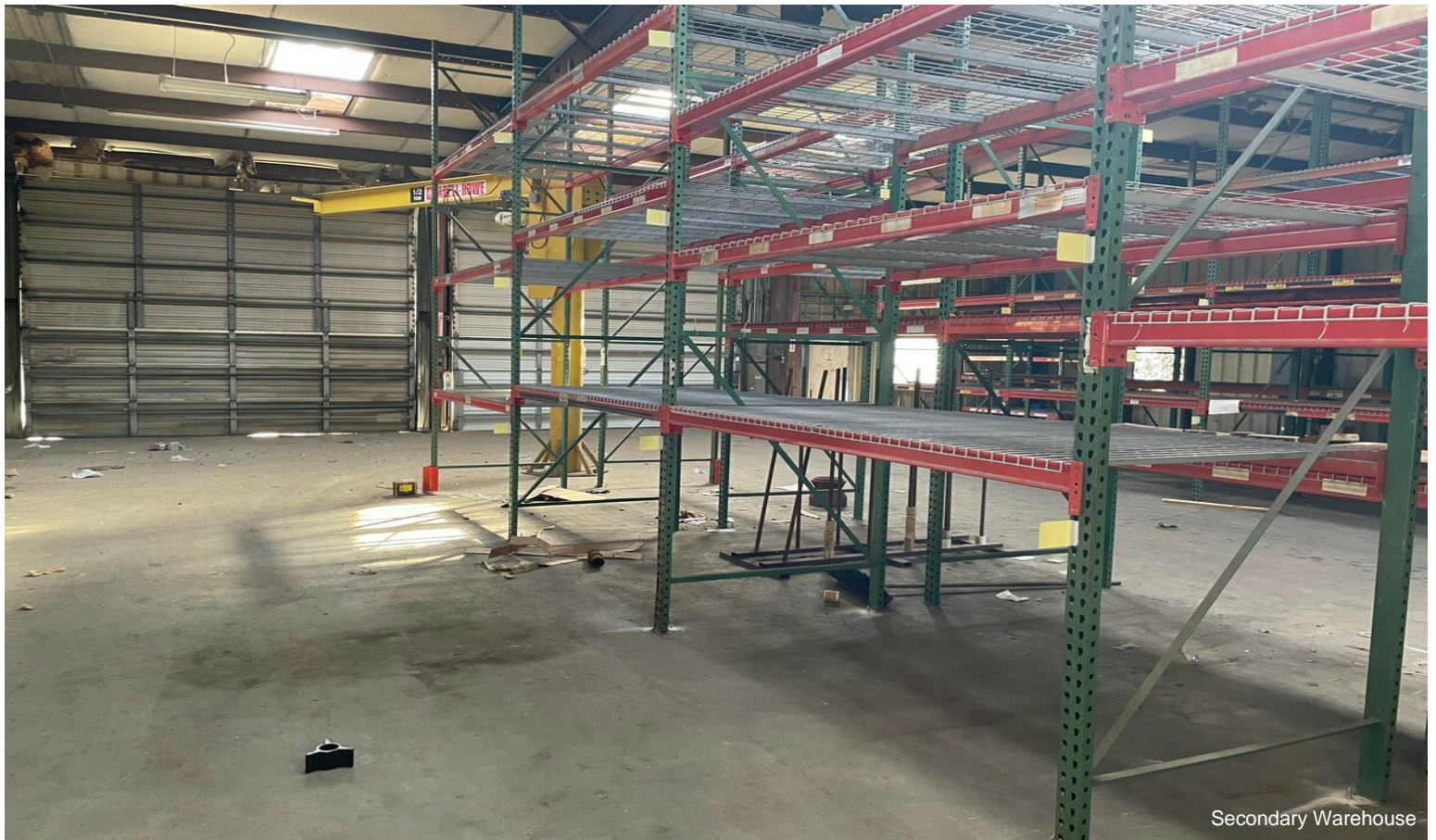
Property Photos



Property Photos



Secondary Warehouse



Secondary Warehouse

Property Photos

