



Texas Department of Public Safety



FOR SALE

13430 Conklin Lane, Houston, TX 77034

HOUSTON | TX

Property Description

The subject property is an industrial facility located on Conklin Lane in Houston, Texas. Situated on approximately 2.01 acres with direct access to Highway 3 and close proximity to I-45 and Beltway 8, the property offers excellent connectivity to major transportation routes, allowing for efficient access to key industrial hubs, ports, and the greater Houston metro area.

The fully fenced and stabilized yard, along with a gated entry, provides an ideal setting for outdoor storage, equipment staging, and truck parking. The site features a ±5,200 SF metal warehouse designed for heavy industrial operations, including 24' eave height, three grade level roll up doors, and crane ready infrastructure. The building is equipped with 3-phase 440V 400 AMP power, compressed air lines, and high capacity lighting. The property also includes approximately ±800 SF of climate controlled office space, providing a functional balance between warehouse and administrative operations.

With its strategic location, secure yard, and heavy power capabilities, this property presents an excellent opportunity for an owner user or investor seeking a well positioned industrial asset in Houston.

Highlights

Asking Price: **\$1,350,000**

Warehouse Size: **5,200 SF**

Office Size: **800 SF**

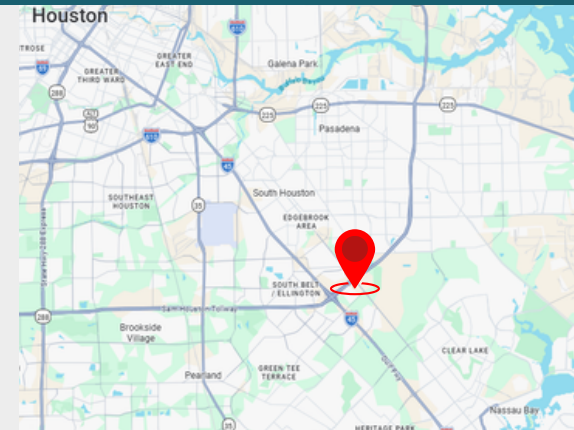
Lot Size: **2.01 AC**

Parcel ID: **042-102-000-0001**

Flood Zone: **X**

Type: **Industrial**

Year Built: **1980**



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