

FOR SUBLEASE

21,600 SF Freestanding Crane-Served Building

1267 Cardiff Road, Brookshire, Texas 77423



17,234 SF
WAREHOUSE



4,366 SF
OFFICE



(2) 10-TON CRANES
WITH 20' HOOK HEIGHT



±30'
EAVE HEIGHT



SUBLEASE TERM
THROUGH 2/28/2033

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1267 CARDIFF ROAD, BROOKSHIRE, TX 77423

Property Photos & Specs



21,600 SF
17,234 SF Warehouse
4,366 SF Office

Immediate
Access to Highway 90
and I-10

1
Dock Door
(truck well)

2
Oversized Grade-Level
Doors (16x16)

LED
Warehouse Lighting

1.6 AC Total
(Small Fenced Yard)

Tiltwall Panel
Construction

3 Phase Power
480 Volts / 1,000 Amps

Wash Bay
with Canopy in
Yard Area

2020
Year Built

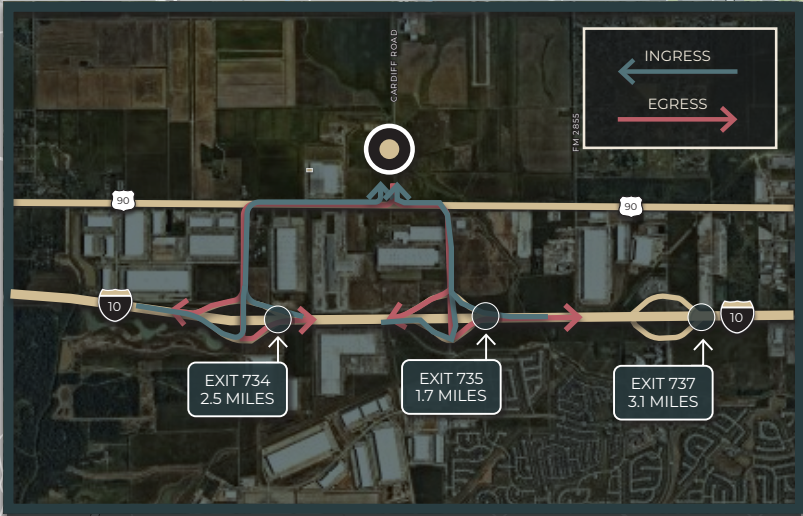
Gray
Epoxy Floors



1267 CARDIFF ROAD
BROOKSHIRE, TX 77423

ENERGY CORRIDOR - 18.2 MILES

HOUSTON CBD
36.7 MILES



KEY ACCESS POINTS	
I-10	1.7 Miles
ENERGY CORRIDOR	18.2 Miles
HOUSTON CBD	36.7 Miles

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