

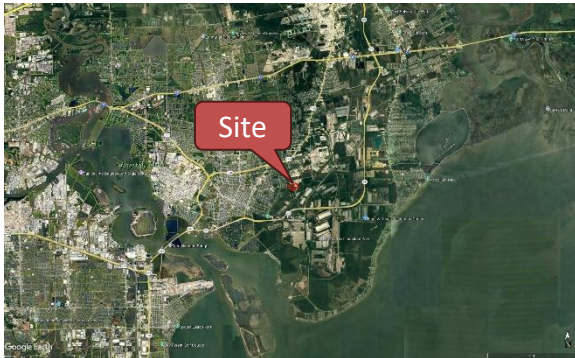
**EXCLUSIVE LEASE OFFERING**

# Stabilized Yard & Warehouse

**6603 West Bay Rd., Baytown TX**

- +/- 7,500 SF Industrial Building
- 20' Eave & 2 – 20' x 20' Grade Level Doors
- Outside City (Un-zoned)
- Excellent Access to Hwy 99, 146 & I-10
- Additional Stabilized Yard Available

**Lease Rate: \$ 7,500 Month**



7,500 SF shop/warehouse. It may be possible to add 3+ acres of additional stabilized land . The building is steel construction, approximately 50' x 150', 22' eaves, two 20' x 20' overhead doors and has 480v 3phz power. This is an ideal site for fabrication, trucking, lay-down/storage and many industrial uses. It is not in the city limits and is not zoned.

The site is located in West Chambers County +/- 1 Mile north of The Grand Parkway, approximately 10 minutes from Barbers Cut and 15 minutes from Bayport container terminals. It has excellent linkage to Hwy 99, I-10 and Hwy 146.

For Information: 832-573-9201 / [billy@combscommercial.com](mailto:billy@combscommercial.com)

**In Memory of Adrian Combs Billy Combs 832-573-9201**

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