



## **1809 Yellowstone St**

1809 Yellowstone St, Freeport, TX 77541

**Deano Merrigan**

LM Storage

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# 1809 Yellowstone St

\$.70 /SF/MO

Two Industrial warehouse buildings with concrete in the back and a small lay down area. Available now!! Possible purchase.

### Property Highlights

- Prime Location: Situated in Freeport, TX, a hub for industrial activity with proximity to the Port of Freeport, one of the busiest ports on the Gulf Coast, offering excellent access to shipping and logistics networks.
- Strategic Connectivity: Close to major highways (e.g., TX-332 and TX-288), providing efficient transport links to Houston (approx. 60 miles) and other regional markets.
- Economic Growth Area: Freeport's industrial sector benefits from a robust local economy driven by petrochemical, maritime, and logistics industries, making this property a strong investment opportunity.

### Key Selling Points

- Port Proximity: Direct access to the Port of Freeport enhances appeal for businesses reliant on import/export,...

- Includes both buildings



Rental Rate:	\$8.40 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	7,500 SF
Year Built:	1960
Rental Rate Mo:	\$0.70 /SF/MO

## 1st Floor

Space Available	5,000 SF
Rental Rate	\$.70 /SF/MO
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	80 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This is an office/warehouse set up.

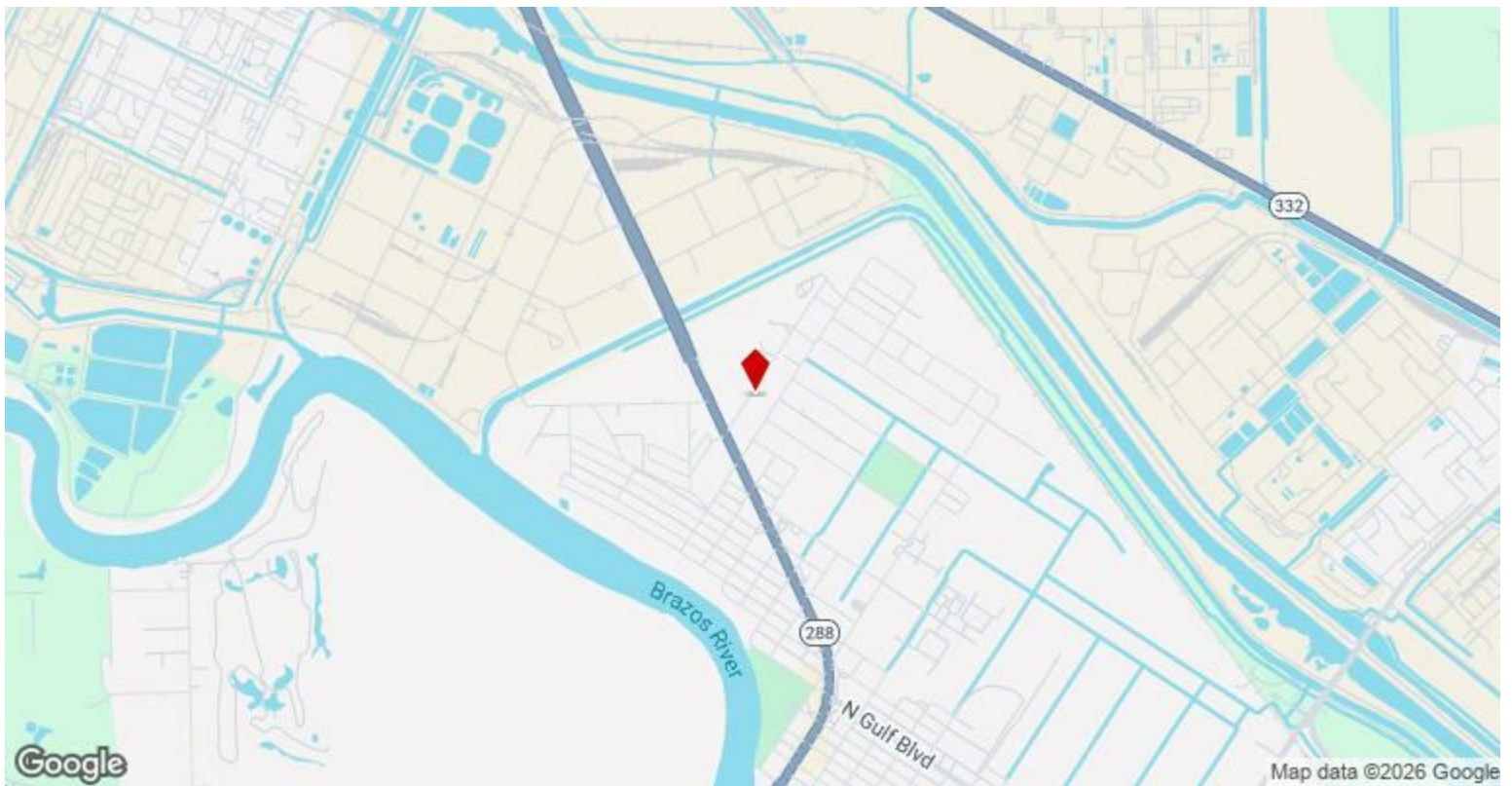
1

## 1st Floor Ste 1

Space Available	2,500 SF
Rental Rate	\$.70 /SF/MO
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	20 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This is an office/warehouse set up. It includes a full bathroom, a store room and roll up overhead door.

2



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### Key Selling Points

- Port Proximity: Direct access to the Port of Freeport enhances appeal for businesses reliant on import/export, reducing transportation costs and time.
- Flexible Use: Suitable for a range of industrial purposes, from storage to heavy manufacturing, appealing to diverse buyers or investors.
- Infrastructure Advantage: Freeport's established industrial infrastructure, including utilities and logistics support, ensures operational efficiency.
- Market Demand: Strong demand for industrial properties in the area due to Freeport's role in global trade and energy sectors.

# Property Photos



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