



# FOR SALE

IDEAL USE – DISTRIBUTION,  
WAREHOUSE, MANUFACTURING

3419 Trailmobile Dr Houston, TX 77013

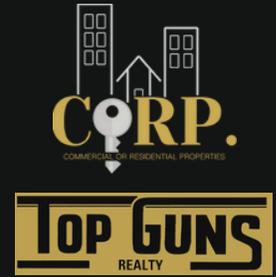
 936-900-6564

 [www.corproptx.com](http://www.corproptx.com)

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# HIGHLIGHTS

3419 Trailmobile Dr Houston, TX 77013



- ✓ Flexible office/showroom layout for administrative or customer-facing functions
- ✓ Spacious warehouse with high ceilings, offering maximum storage capacity
- ✓ Convenient loading and ample parking for trucks, employees, and visitors!
- ✓ Strategic location with quick access to major highways and transportation corridors



Built: 1984/2000  
Buildings: +/- 3,420 SQFT  
Land: 25,970 SQFT



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# THE PROPERTY

\$950,000

The property benefits from key infrastructure including multiple dock-high and drive-in doors, 16-foot clear interior ceilings, heavy power availability, fenced perimeter, public utilities, and onsite parking. Its prime location near Loop 610 and the Port of Houston ensures excellent access to major transportation routes and logistics hubs

3419 Trailmobile Drive offers approximately 3,420 square feet of industrial flex space situated on a ±0.6-acre lot in Houston's East End industrial corridor. The property includes both office and warehouse functionality, multiple loading doors, 16-foot clear heights, and perimeter fencing. Zoned for commercial use and built in 1979, the facility may be suitable for owner-users or a range of light industrial operations. Located near Loop 610, the site benefits from access to regional transportation networks, including proximity to the Port of Houston and other logistics hubs.



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# OUR MARKET

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## 3419 Trailmobile Dr Houston, TX 77013

The Houston industrial real estate market continues to show resilience, with stable rent trends and steady tenant demand in core logistics areas. As of mid-2025, average industrial lease rates remain competitive, and vacancy rates are influenced by ongoing new construction and absorption activity. Users in manufacturing, distribution, and service industries continue to show interest in locations with flexible space and highway access. Buyers are encouraged to verify current market conditions and any applicable zoning or usage restrictions with local authorities or licensed professionals.

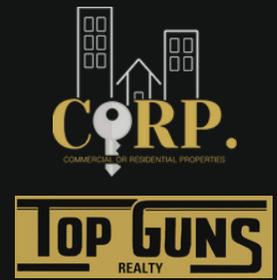


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# LOCAL AREA DEMOGRAPHICS



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Based on publicly available sources, the 77013 ZIP code in East Houston is home to a diverse population, with a median age in the low-to-mid 30s and a majority Hispanic demographic. The local economy supports employment in sectors such as construction, transportation, and warehousing. Median household income is below the Houston average, and housing in the area is generally considered affordable. Prospective buyers should conduct their own due diligence to confirm whether the location and local workforce meet their business needs.



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