

FOR LEASE

±21,000 SF Crane-Served Facility ±1.68 AC Paved Concrete Fenced & Gated

18155 Chisholm Trail, Houston, Texas 77060



±21,000 SF
BUILDING
TOTAL



±4,000 SF
CLASS A
OFFICE



±1.68 AC PAVED
CONCRETE
FENCED & GATED



TWO (2) 5-TON BRIDGE
CRANES & TWO (2)
3-TON JIB CRANES



22'-24'
CLEAR
HEIGHT

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KBCADVISORS

18155 CHISHOLM TRAIL, HOUSTON, TEXAS 77060

Property Specifications



TOTAL BUILDING SF	±21,000 SF	POWER	±1600+ AMPS/3-PHASE/480V
OFFICE	±4,000 SF (±1,450 SF UPSTAIRS)	CLEAR HEIGHT	24'
LAB/TRAINING ROOM/ASSEMBLY	±1,500 SF	YEAR BUILT	2006
LAND	±1.68 AC PAVED CONCRETE YARD	LOADING	THREE (3) 12' X 14' GRADE LEVEL DOORS
CRANES	TWO (2) 5-TON BRIDGE CRANES TWO (2) 3-TON JIB CRANES	UTILITIES	NORTH GREEN MUD
HOOK HEIGHT	16'	HVAC	100% AC POTENTIAL
CRANE RAILS	45' X 130'	ADDITIONAL FEATURES	±1,800 SF COVERED WASH BAY WITH OIL/ WATER SEPARATOR



FULLY-FENCED AND KEY
ENTRY GATES

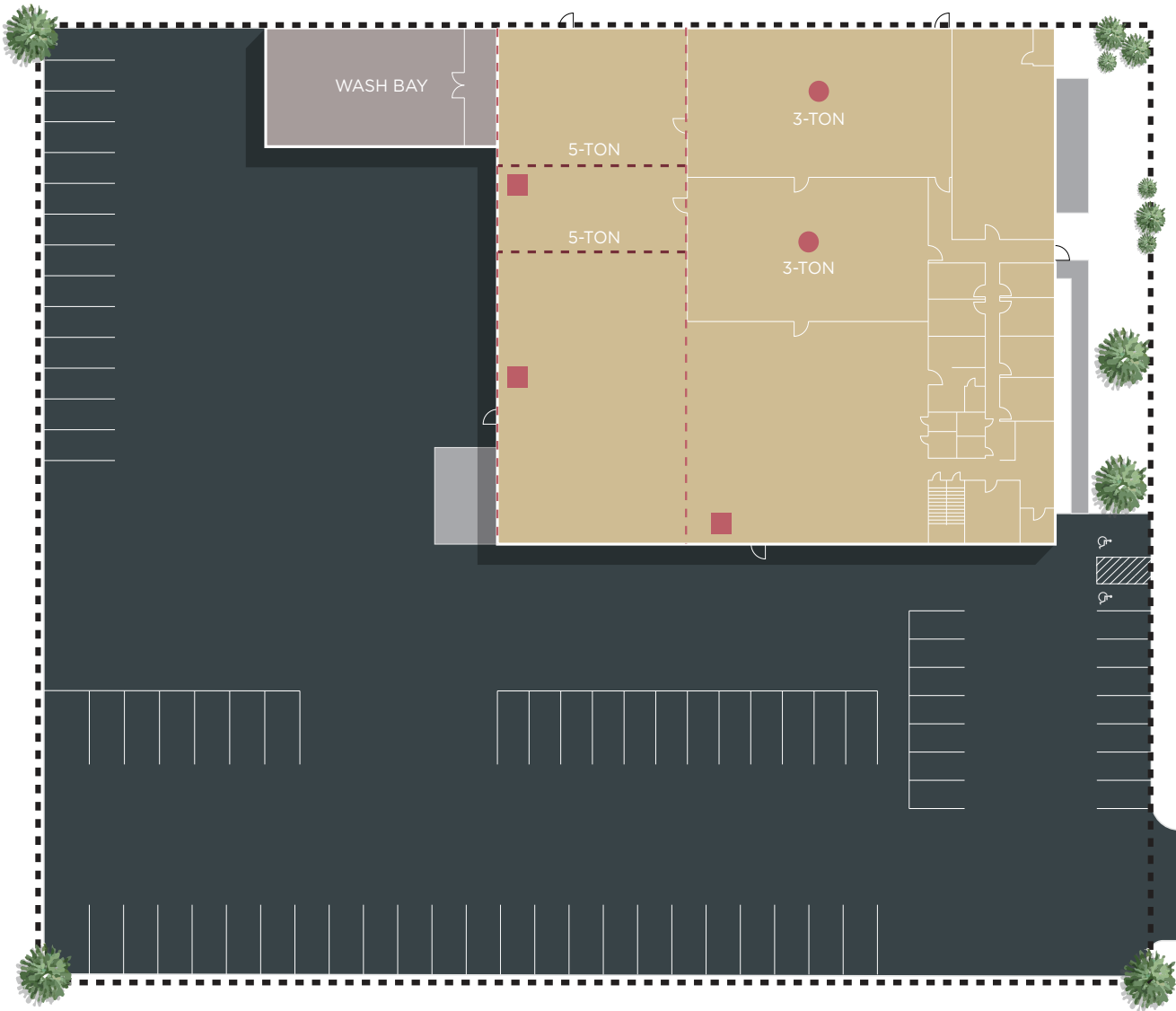
POSITIONED NEAR I-45, HARDY
TOLLWAY, RANKIN ROAD,
BELTWAY 8, AND IAH AIRPORT

OUTSIDE THE 100-YEAR
FLOODPLAIN

Site Plan



- ▲ DOCK DOOR
- DRIVE IN DOOR
- - - CRANE RAIL
- - - CRANE
- JIB CRANE



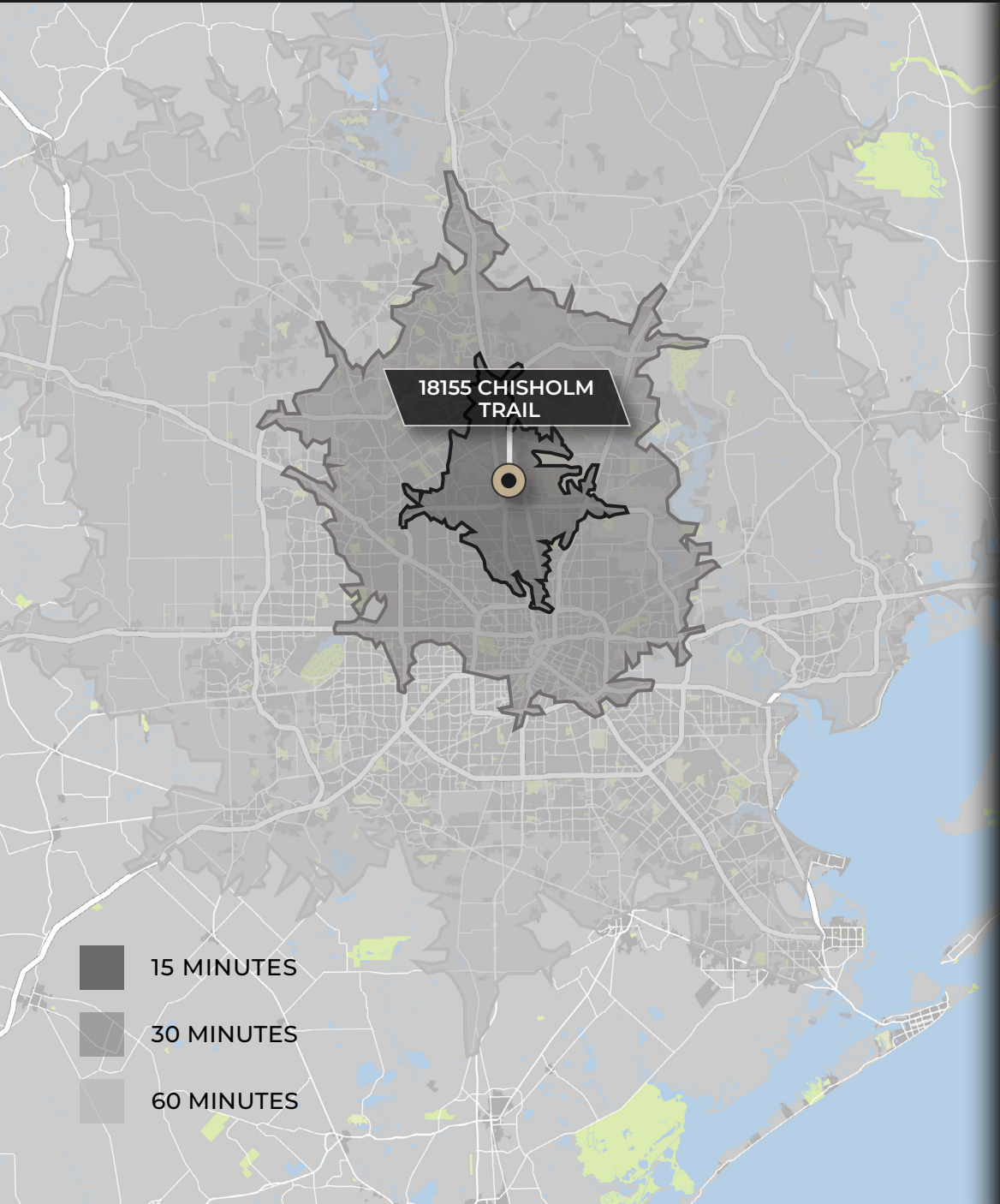
CHISHOLM TRAIL

18155 CHISHOLM TRAIL, HOUSTON, TEXAS 77060

Property Photos



Labor & Location



FORKLIFT DRIVERS

\$20.87 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	39%	221	936
30 Min	40%	1,423	6,946
60 Min	45%	437	21,363



WAREHOUSE WORKERS

\$18.36 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	12%	1,256	5,909
30 Min	15%	10,185	45,308
60 Min	19%	5,949	143,048

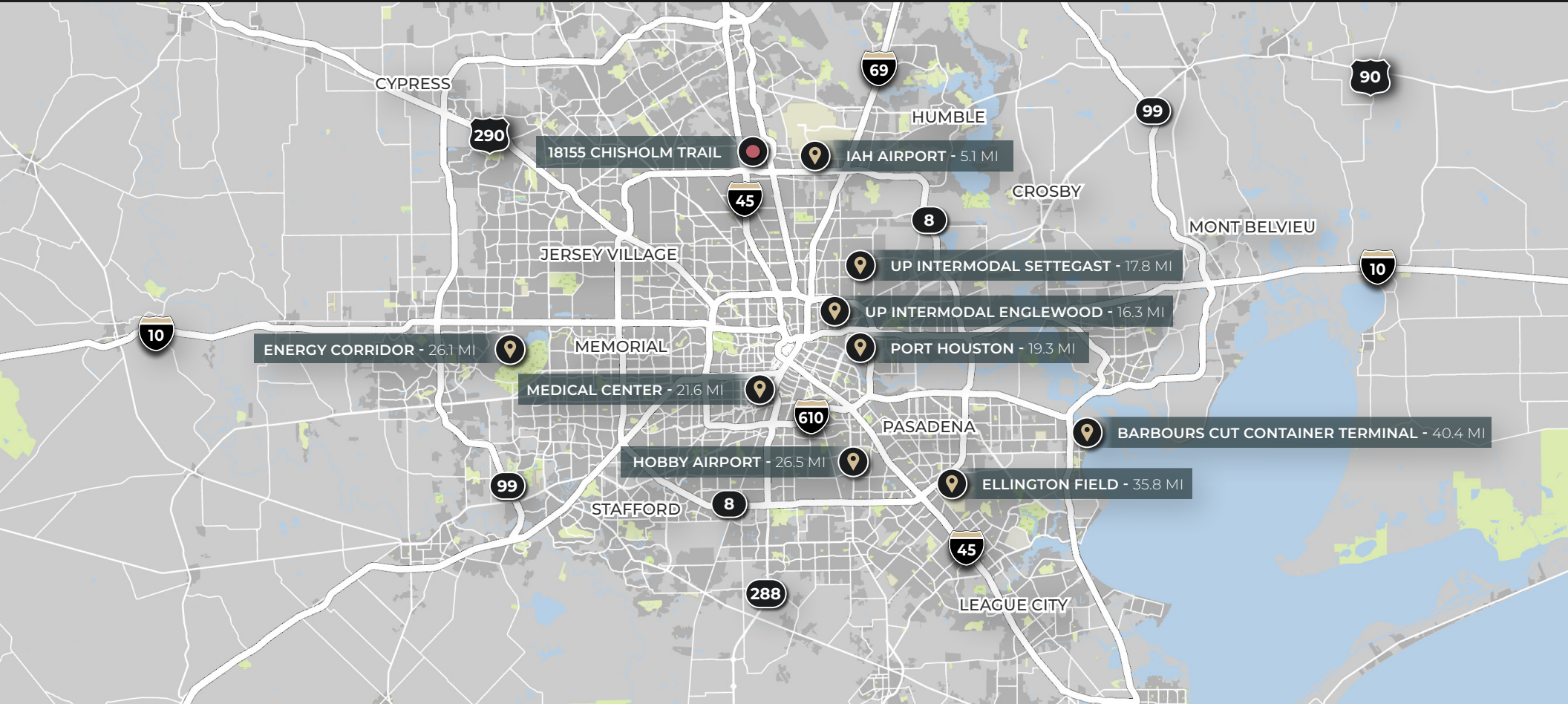


MANUFACTURERS & FABRICATORS

\$21.04 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	1%	575	1,049
30 Min	5%	3,428	8,297
60 Min	6%	1,355	26,242

Regional Connectivity



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