

4444 KENNEDY COMMERCE

FOR LEASE & FOR SALE

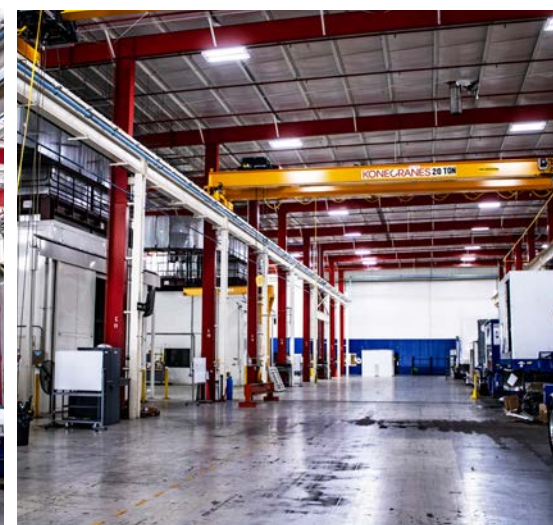
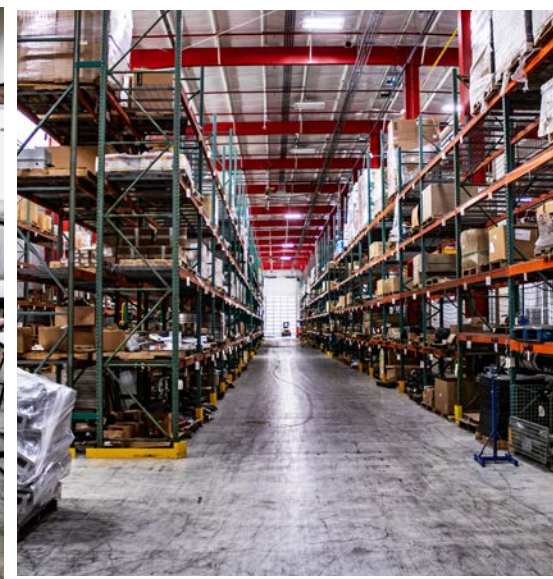
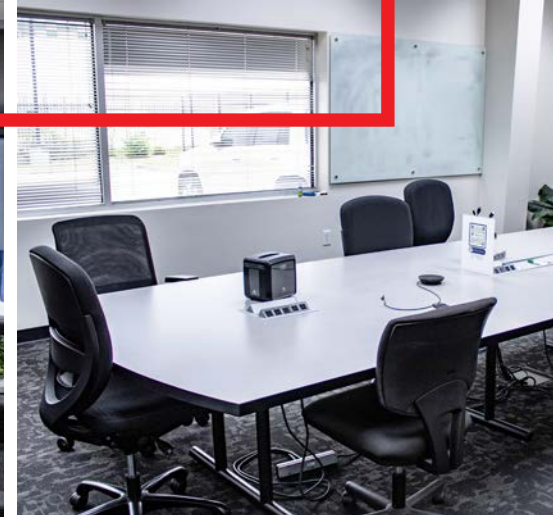
4444 Kennedy Commerce Dr.
Houston, TX 77032

±67,500 SF Crane Served Manufacturing Facility on ±6.05 AC

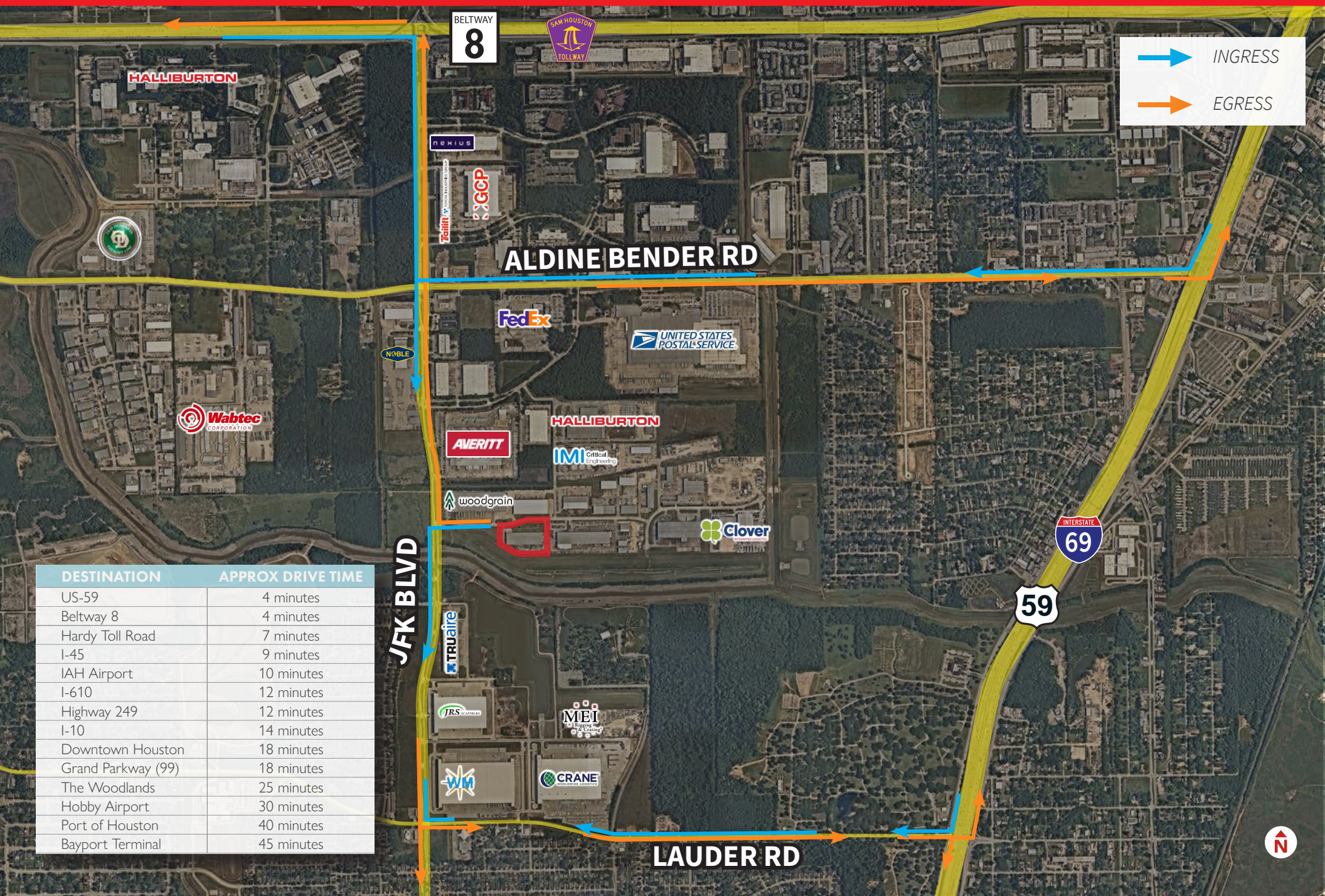


PROPERTY HIGHLIGHTS

- Building Total Size: $\pm 67,500$ SF
 - Office: $\pm 9,365$ SF
 - Warehouse: $\pm 58,135$ SF
- Land Size: ± 6.05 SF
- Tilt-Wall Construction (Built 2011)
- 30' Clear-Height (35' to Ceiling Deck)
- ESFR Sprinkler System
- Heavy Electrical Power Service
- 100% Climate-Controlled Facility
- 50-Ton Crane Capacity w/ One (1) 20-ton Bridge Crane, One (1) 10-ton bridge crane & One (1) 2.5-ton bridge crane Included
- 25' Hook-Height
- Five (5) Grade-Level Doors (14'x18')
- Two (2) Dock-High Doors (9'x10') w/ Dock-Levelers Each
- Three (3) Industrial Fans Within Warehouse For Optimal Air Circulation
- High Efficiency LED Lighting Throughout
- One (1) Paint Booth & Two (2) Engine Test-Rooms/Cells w/ 10-Ton Bridge Cranes Inside
- Entire Site is Fenced with Control Access Gates for Visitor and Truck Entrances
- Located within Deed Restricted Industrial Park
- Call broker for pricing



STRATEGIC LOCATION



DESTINATION	APPROX DRIVE TIME
US-59	4 minutes
Beltway 8	4 minutes
Hardy Toll Road	7 minutes
I-45	9 minutes
IAH Airport	10 minutes
I-610	12 minutes
Highway 249	12 minutes
I-10	14 minutes
Downtown Houston	18 minutes
Grand Parkway (99)	18 minutes
The Woodlands	25 minutes
Hobby Airport	30 minutes
Port of Houston	40 minutes
Bayport Terminal	45 minutes

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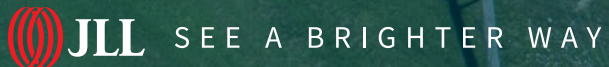
KENNEDY COMMERCE

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