



## 4030 SF WHSE - LEASE

12602 FM-529, Houston, TX 77041



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**Rose Spice**

Nan and Company Properties  
725 Yale St, Houston, TX 77007  
[rose.spice@nanproperties.com](mailto:rose.spice@nanproperties.com)  
(832) 928-3121

# 4030 SF WHSE - LEASE

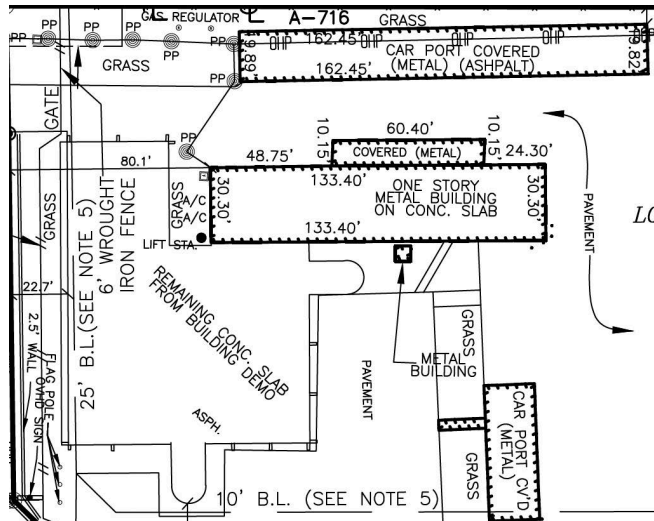
\$10.60 /SF/YR

Property Features:• Sits On 7.038 Acres multi-tenant property with crushed concrete outside storage• Freestanding Building• Fully Fenced with multi gate access• Located off of FM 529 (corner of Harms Rd) with Easy Access to Beltway 8 & Highway 290

- +/- 4042 SF SF WHSES - LEASED INDIVIDUALLY
- Utilities available; Heavy Power, 440V, 1600 amps
- 2- Ton Cranes; 4-Ton Cranes; Air compressor, Gas piping (piped for Oxygen, Fuel, C-25, Argon)
- 613 SF enclosed metal storage shed included
- Multiple gate access/entry



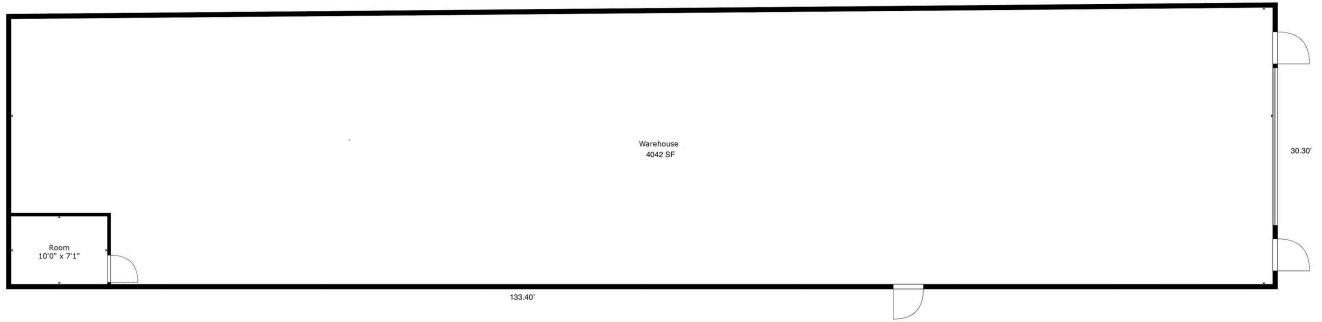
Rental Rate:	
\$10.60 /SF/YR. OPEX \$2.80/SF/YR	
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	4,042 SF
Year Built:	1973
Rental Rate Mo:	\$0.88 /SF/MO



### 1st Floor

Space Available	4,042 SF
Rental Rate	\$10.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

± 4042 SF one story metal warehouse building available for immediate occupancy. 30' frontage off FM 529. Electric garage roller doors & 440V Power | 1600 amps. Two 2T electric chain hoist and overhead cranes, 17' Ceiling height, 16x16.5 garage roller, air compressor system in place, electrical server room, fire alarm system in place, ATT fiber & more. Leased "As Is". In the heart of the Houston's Industrial Business Park , located on the corner of Spencer/529 and Harms Rd. Ideal for Manufacturing, CNC, Start-up CNC business, joint venture, etc. CNC equipment included for turnkey operations or for lease.



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## Major Tenant Information

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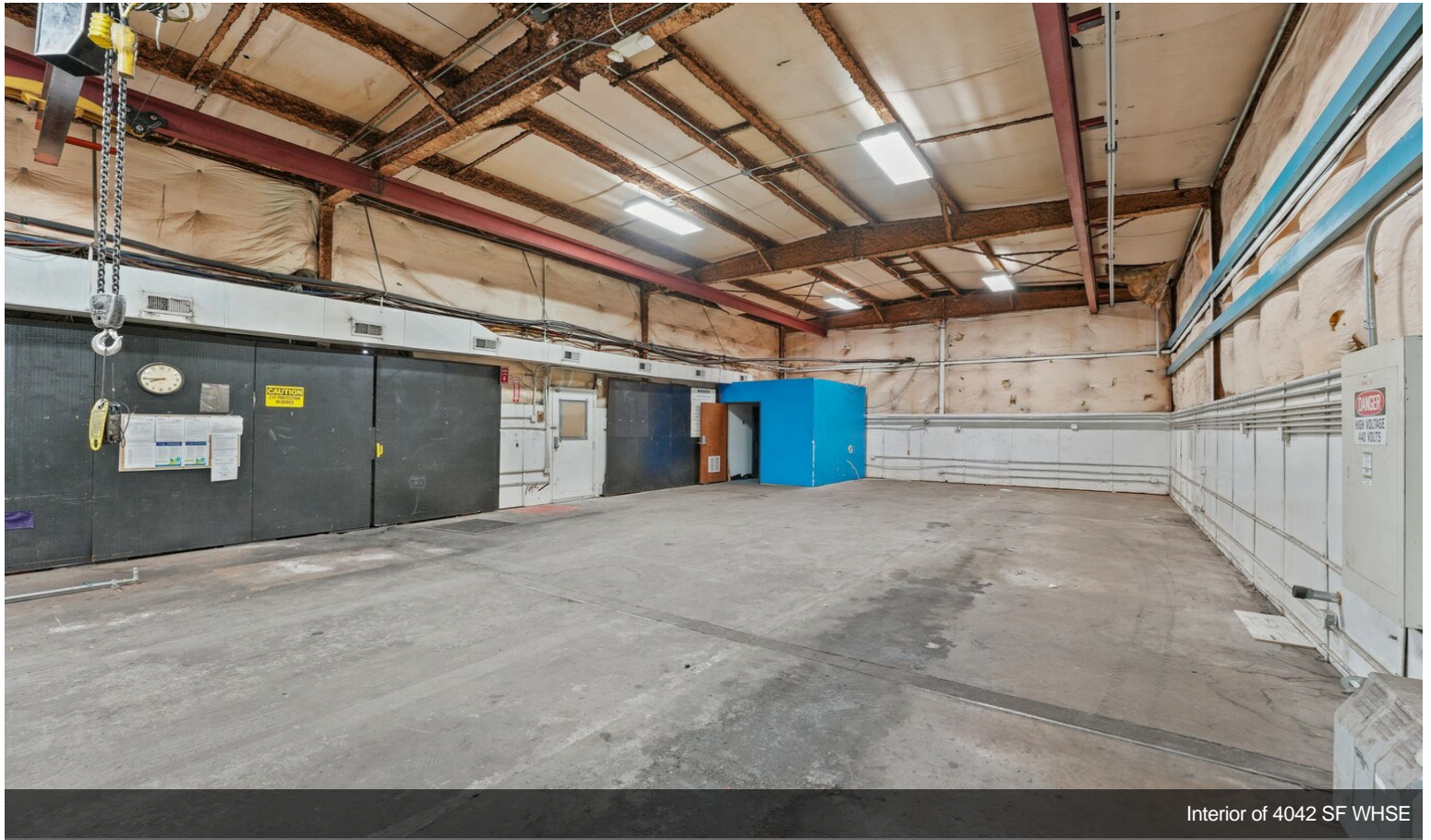
Tenant	SF Occupied	Lease Expired
Commercial Trucking and Repair	-	
Koch Heat Transfer Company, LP	-	
Multiple CNC shops	-	



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# Property Photos



Interior of 4042 SF WHSE