



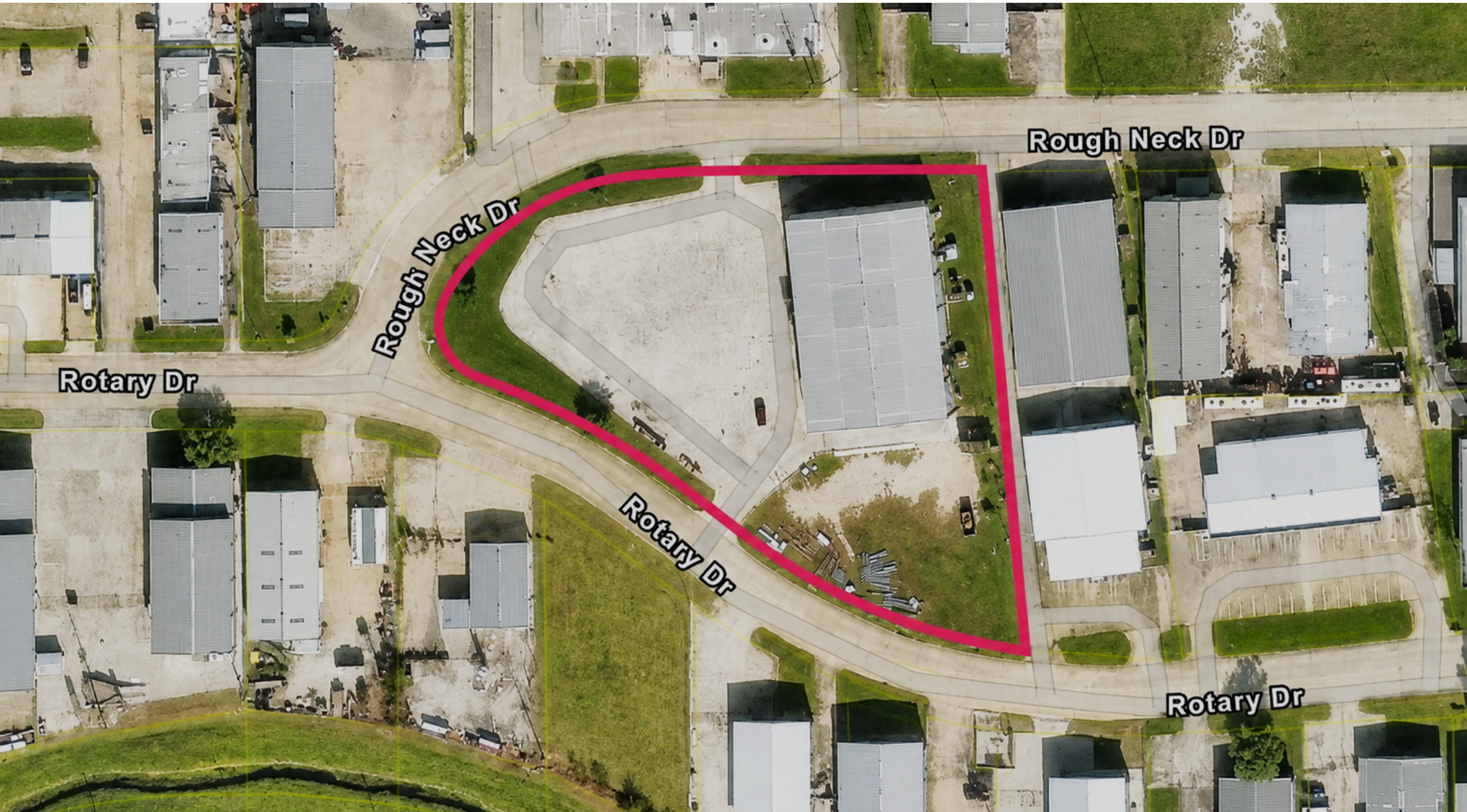
Available For Lease

**1803 Rough Neck Dr
Humble, TX 77338**



PROPERTY SUMMARY & PARCEL OUTLINE

1803 Rough Neck Dr in Humble, TX offers a 17,142 SF industrial facility designed to support manufacturing, warehousing, service, or distribution operations. The property features a 24' clear height, 480V / 1,200-amp / 3-phase power, two bay doors, and a 900 SF mezzanine area, providing strong operational functionality and additional usable space. The fully fenced site offers added security and flexibility for equipment, vehicles, and industrial operations. Situated in Humble within the greater Houston industrial market, the property benefits from convenient access to US-59/I-69, Beltway 8, and George Bush Intercontinental Airport, providing strong connectivity throughout the Houston metro and major regional transportation corridors.



PROPERTY DETAILS & SPECIFICATIONS

Address: 1803 Rough Neck Dr, Humble, TX 77338

Type: Industrial Warehouse

Total SF: 17,142

Acreage: 2.10

Drive In Doors: 2

Clear Height: 24'

Building Class: C

Year Built: 2007





PRIME INDUSTRIAL LOCATION - (HUMBLE, TX)

Humble, Texas is a growing commercial and industrial hub in the northeast Houston metropolitan area, benefiting from its proximity to George Bush Intercontinental Airport and Houston's extensive transportation network. The area offers convenient access to I-69/US-59, Beltway 8, the Hardy Toll Road, and I-45, providing strong connectivity throughout Greater Houston and to regional distribution routes. For commercial and industrial real estate, Humble is particularly attractive for logistics, distribution, manufacturing, fleet, and service-oriented users. Proximity to IAH's cargo operations, major highways, the Port of Houston, and a large Houston-area workforce supports efficient supply chains and long-term industrial demand. Continued development of modern logistics facilities throughout the area further reinforces Humble as an established and growing industrial location.

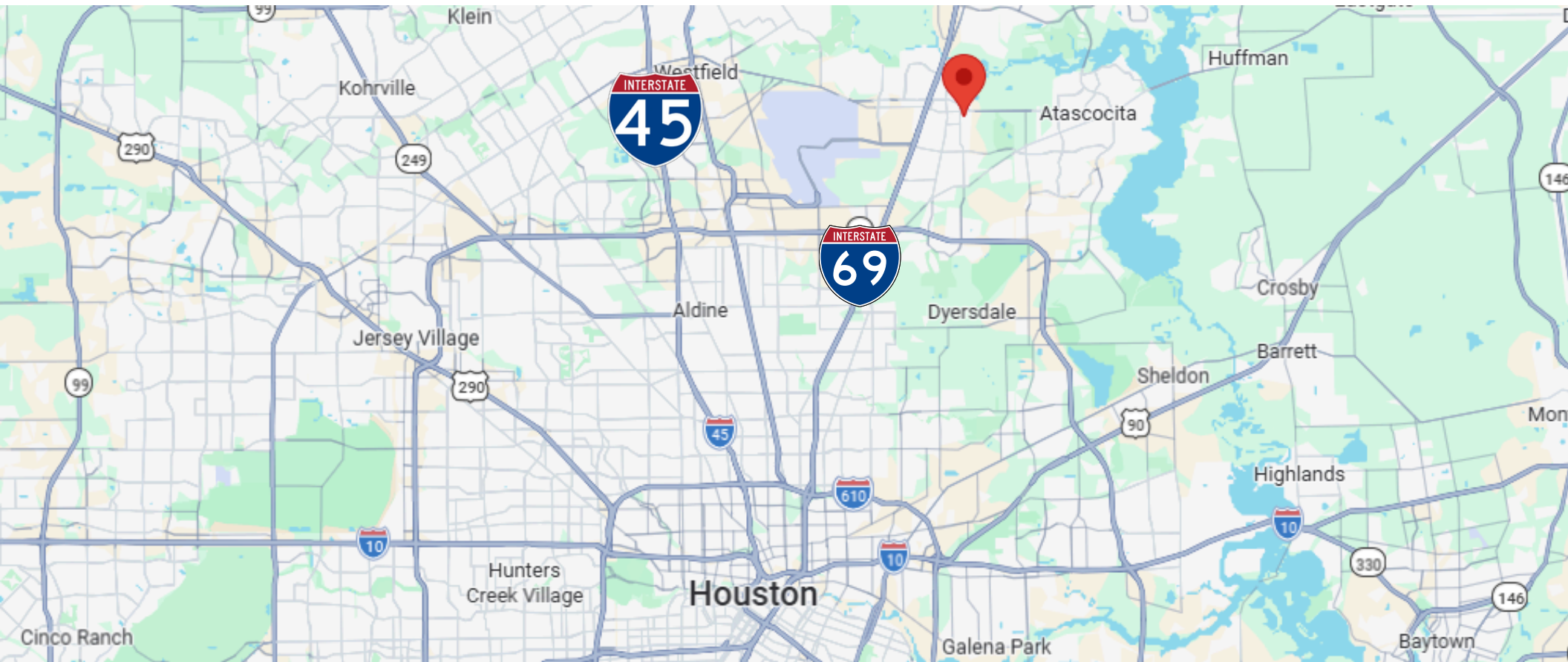
LOCATION KEY DISTANCES

Houston - 20 Miles

I-45 - 16.6 Miles

I-69 - 2 Miles

George Bush Intercontinental Airport - 4.8





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Acquisition Officer



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