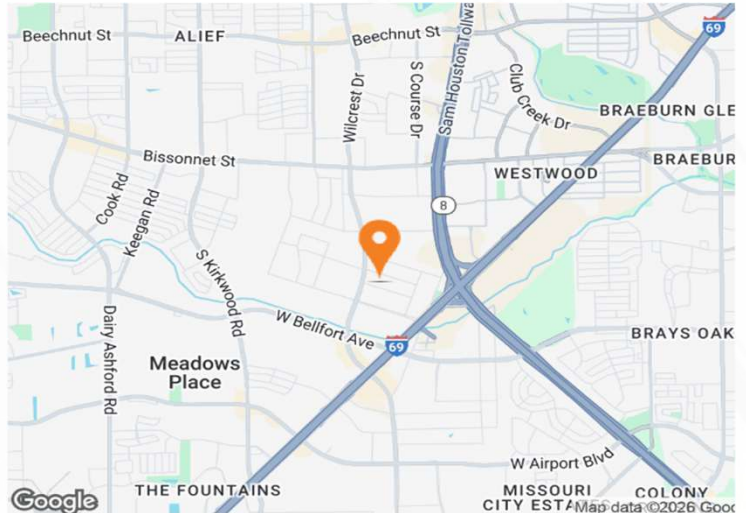


FOR SALE | 10702 FALLSTONE ROAD

Well-maintained office/warehouse ideal for owner/occupiers near Beltway 8 & Hwy 69

10702 Fallstone Road, Houston, Texas 77099



LISTING PRICE
\$1,100,000



GROSS SQUARE FEET
±7,290



YEAR BUILT / RENOVATED
1970 / 1985



LOT SIZE
±0.63 Acres

INVESTMENT HIGHLIGHTS

Ideal Owner/Occupier Office/Warehouse Opportunity

Well Maintained Asset by same Owner for 18 Years

Approximately 50 percent Office and 50 percent Warehouse

Climate Controlled Warehouse (Partially)

Monument Signage/Wrought Iron Gated Entrance and Fully Fenced

12 Covered Employee Parking Spaces and 2 Open Surface Spaces for Visitors

Located in Southwest Business Park with Excellent Accessibility from Beltway 8, Highway 69 and Wilcrest Drive

Located at the Crossroads of Beltway 8 and Highway 69 South

Exclusively Listed By:

KEITH E. LLOYD

Managing Director Investments

O: (713) 452-4243 C: (713) 927-4546

E: Keith.Lloyd@marcusmillichap.com

License: TX: 307120

Marcus & Millichap