



For Sale

3001 Gulf Freeway, La Marque, TX 77568

Cold Beverage Distribution Center

± 92,181 SF Total (3 Buildings)

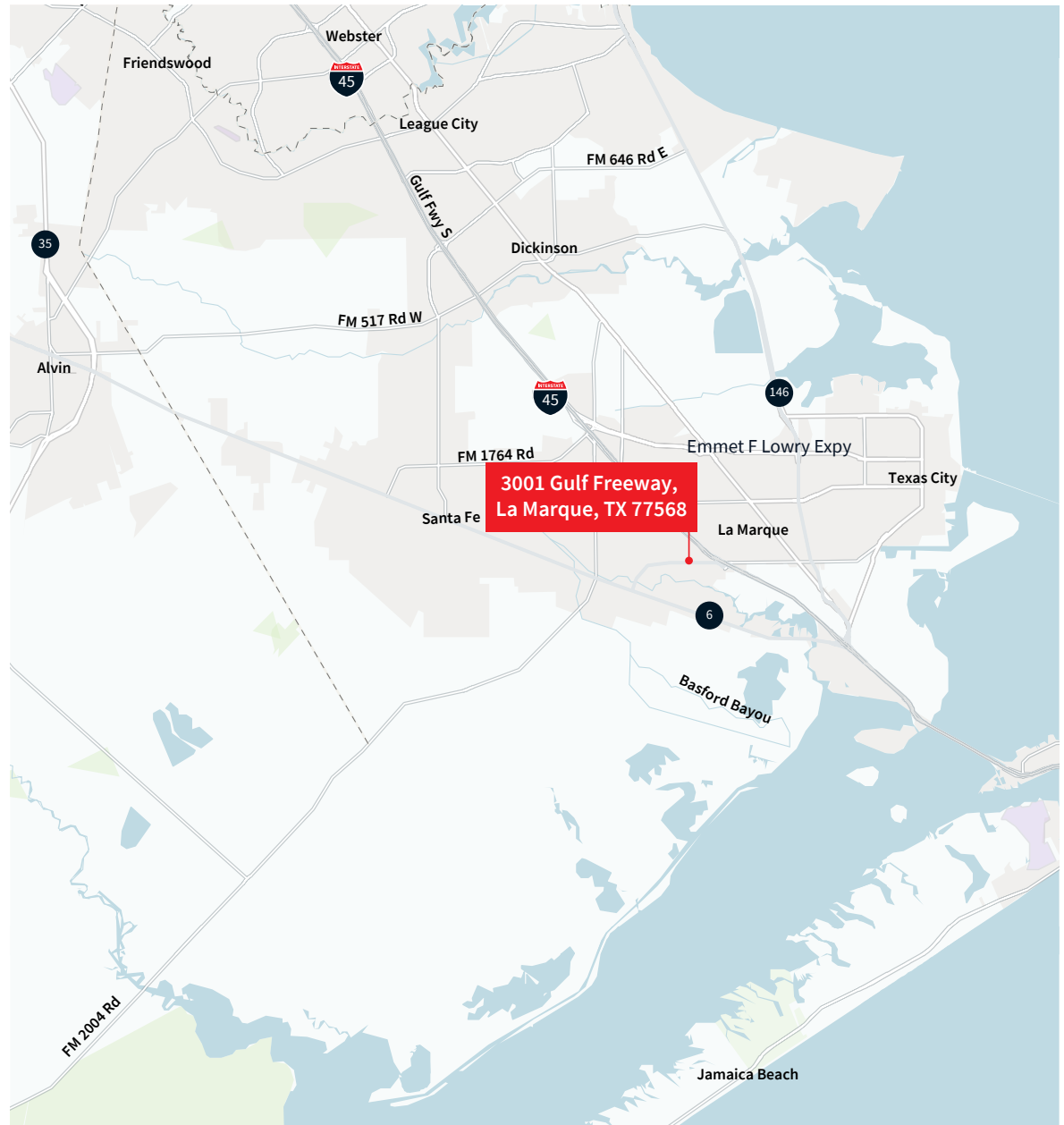
 **JLL** SEE A BRIGHTER WAY

3001 Gulf Freeway/ La Marque, TX 77568

Property Highlights:

- ± 92,181 SF Total
- Building 1: ± 84,651 SF
- ± 61,795 SF HVAC'd warehouse
- ± 18,500 SF office
- ± 4,356 SF 36-degree cooler space
- Building 2: ± 7,200 SF (truck maintenance building)
- Building 3: 330 SF includes back up power generator
- Natural Gas: Centerpoint
- ± 11.67 acres (on-site detention in place)
- Zoned C-4 – interstate commercial
- Located within Galveston County (parcel: 0002-0226-0003-000)
- Tilt-wall construction, built 2004
- ± 28' clear
- Partially HVAC'd warehouse
- (5) dock wells (3 pit levelers in place)
- (3) Oversized drive through doors
- Fully sprinklered (WET)
- ± 2.75 acres of concrete paving
- (7) Forklift charging stations in place
- Outdoor LED lighting
- I-45 frontage: 465' (direct access via the frontage road)
- Diesel backup generator
- Above ground diesel tank
- Heavy power
- Fully fenced site
- Purchase price: Reach out to broker

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Interior Photos

Links →

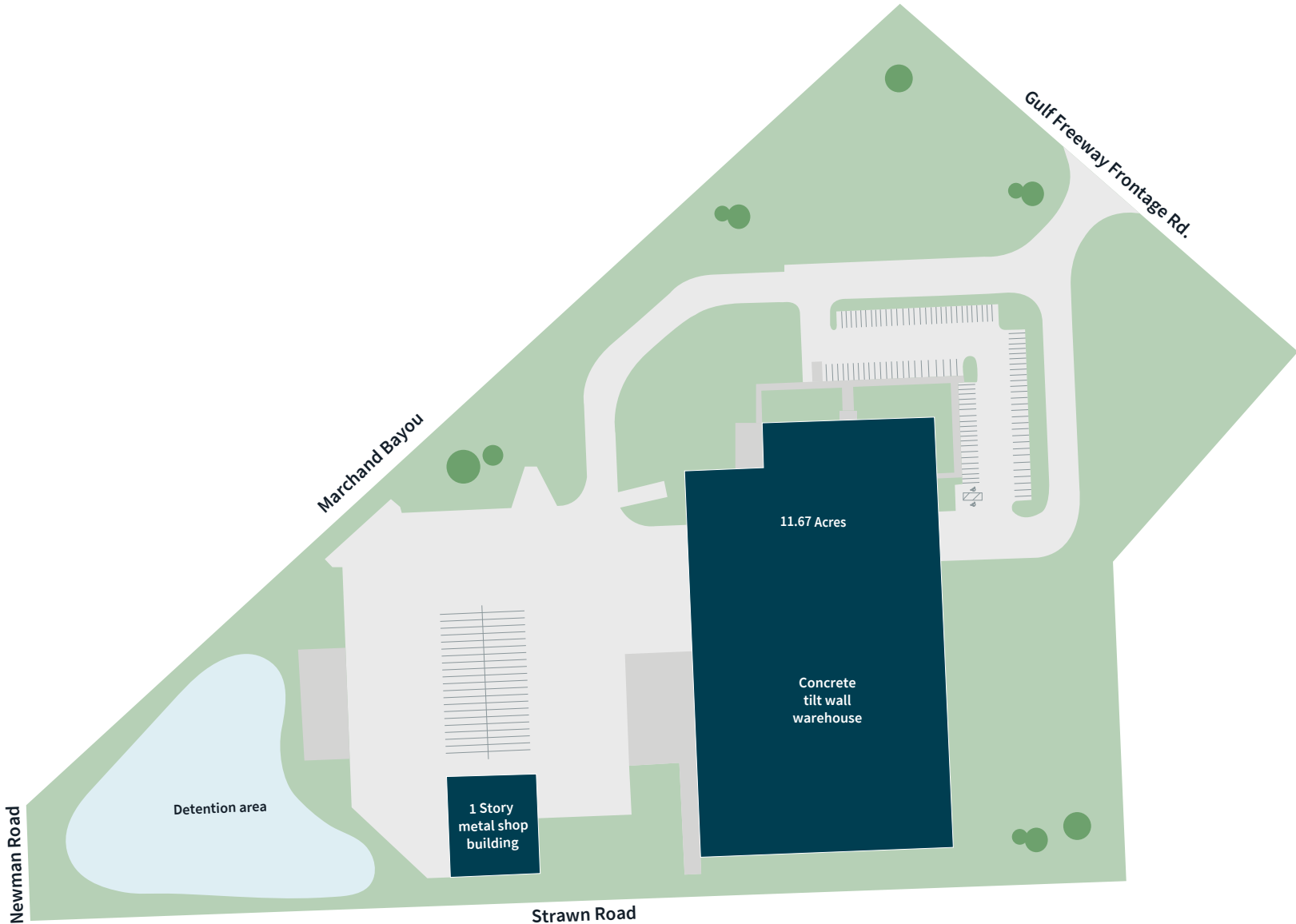


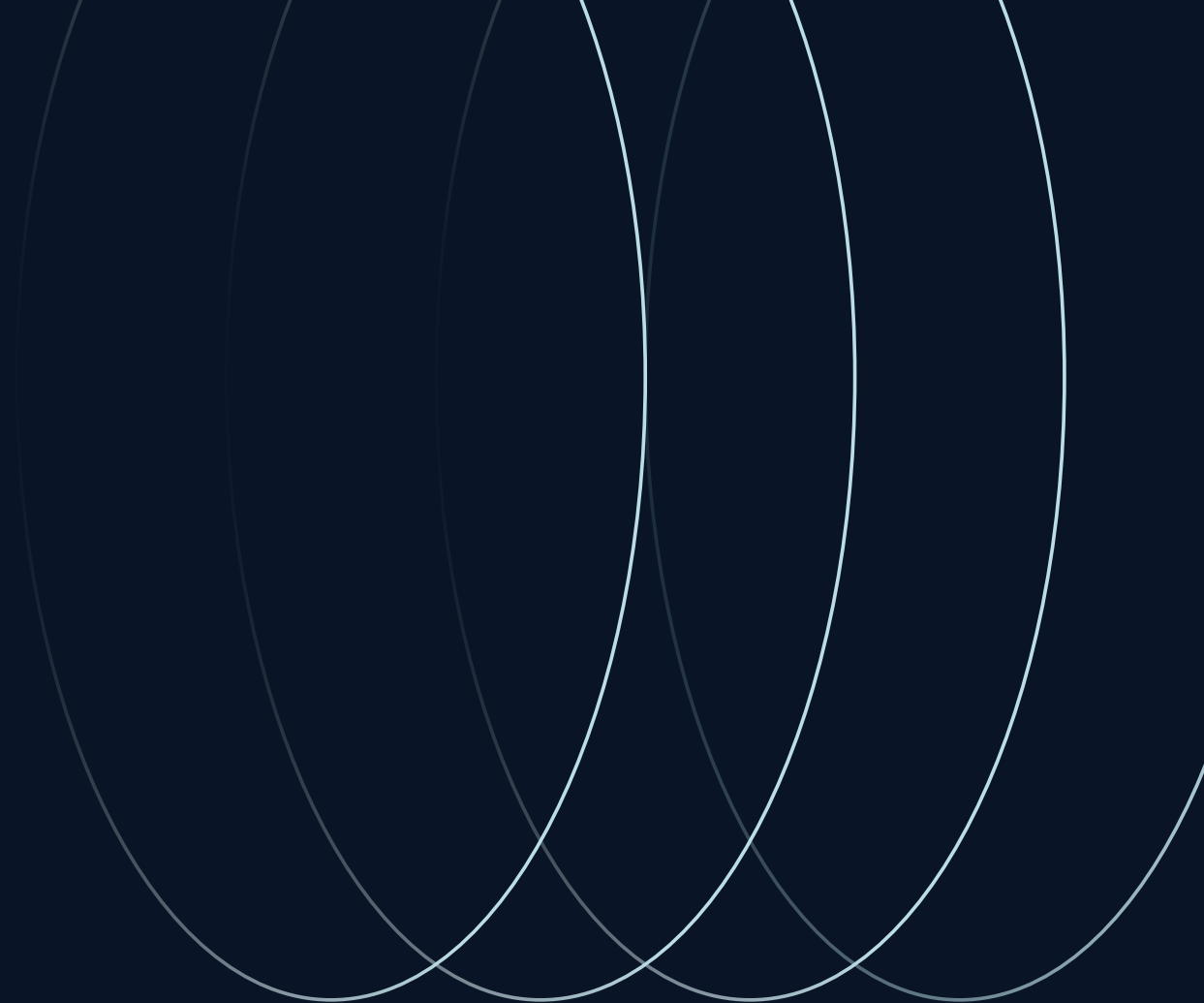
Photos

Links →



Site plan



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