

FOR SALE

17620 U.S. 59

HUMBLE, TX 77396



PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | PropNexUSA.com

DAVID WANG. CCIM SIOR

CEO

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David.Wang@PropNexUSA.com

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PROPERTY DESCRIPTION

Property Type: Industrial / Flex
Building SF: $\pm$ 37,700 SF
Office SF: $\pm$ 1,293 SF
Clear Height 32 feet
ESFR
Power: 3 Phase/ 480 Volts /400 Amp
Five(5) 9'-0" x 10'-0" MANUAL OVERHEAD DOCK DOOR
One(1) 12'-0" x 14'-0" MOTORIZED OVERHEAD DOOR WITH RAMP
Available: Now
Asking Price: \$6,000,000

PROPERTY HIGHLIGHTS

- 37,700 SF industrial building
- Strategically designed layout for operational efficiency
- Ample space for warehouse and distribution needs
- High ceilings and modern amenities
- Convenient access to major transportation routes
- Prime location in the thriving Humble area
- Versatile environment for a range of industrial activities

OFFERING SUMMARY

Sale Price:	\$6,000,000
Building Size:	37,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	264	1,337
Total Population	193	677	3,742
Average HH Income	\$71,429	\$70,215	\$72,290

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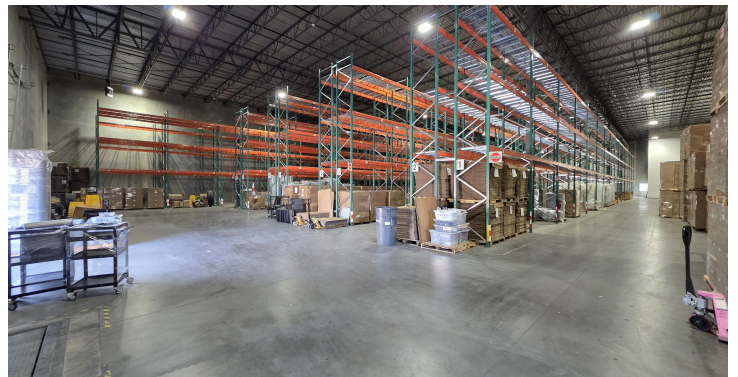
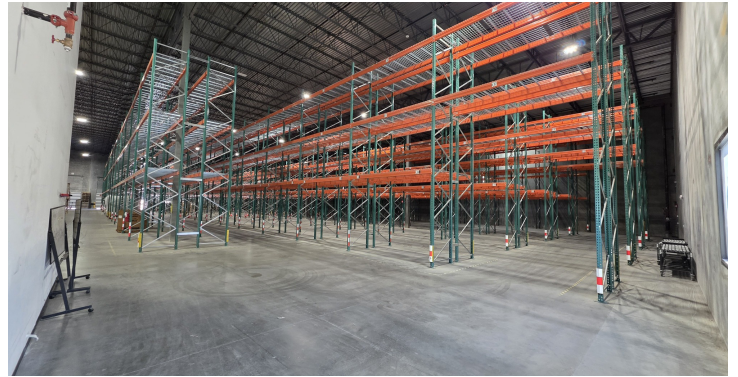
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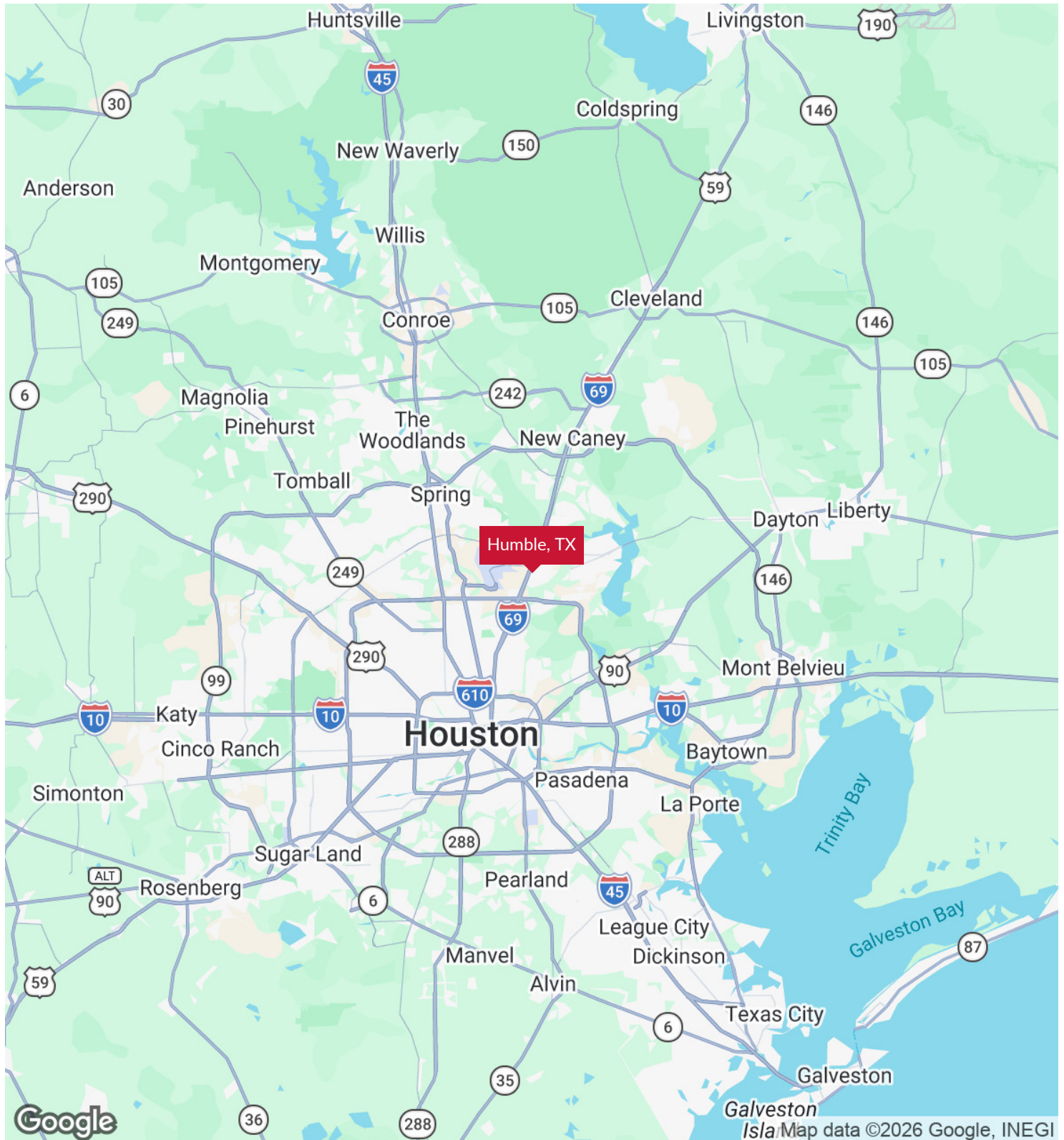
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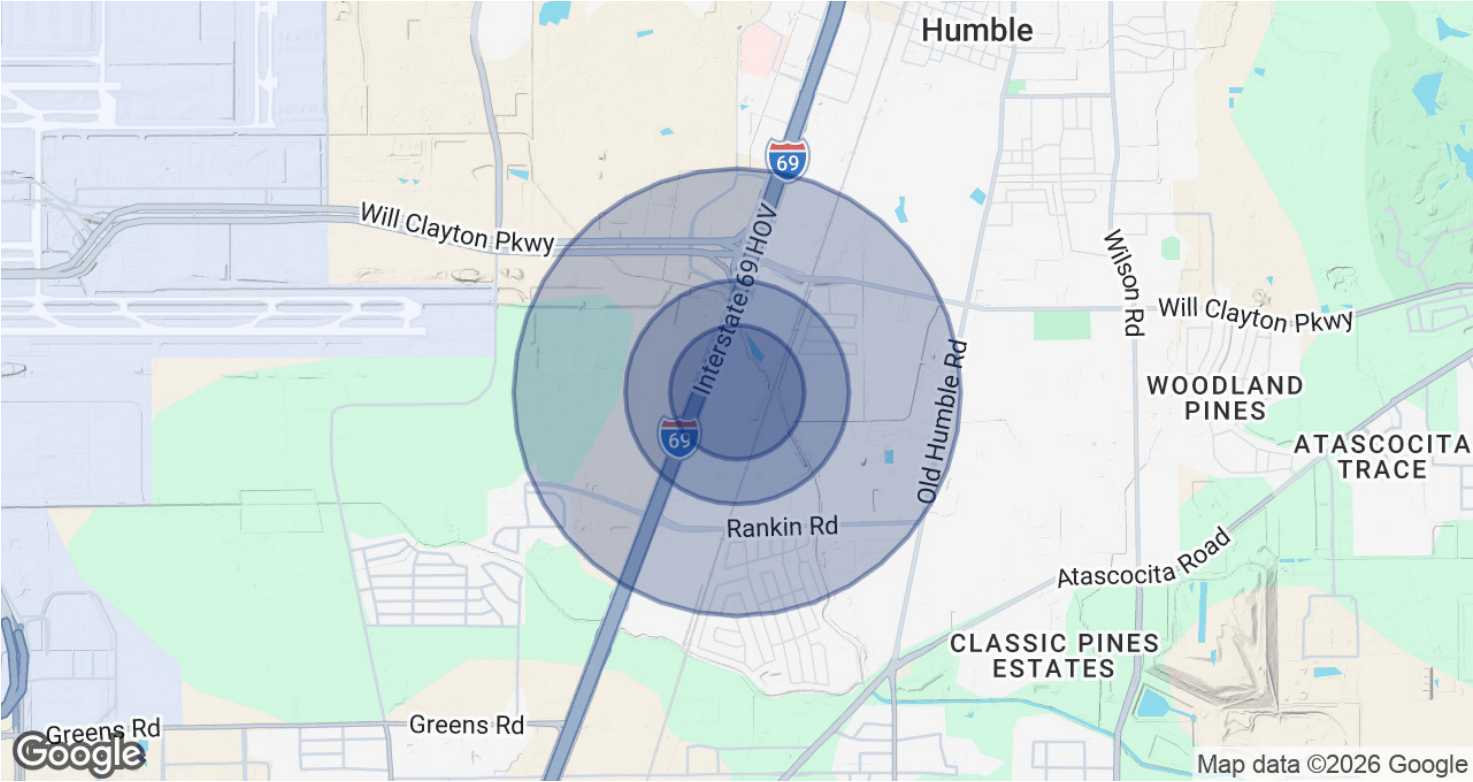
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	193	677	3,742
Average Age	40	39	38
Average Age (Male)	39	39	37
Average Age (Female)	40	39	38

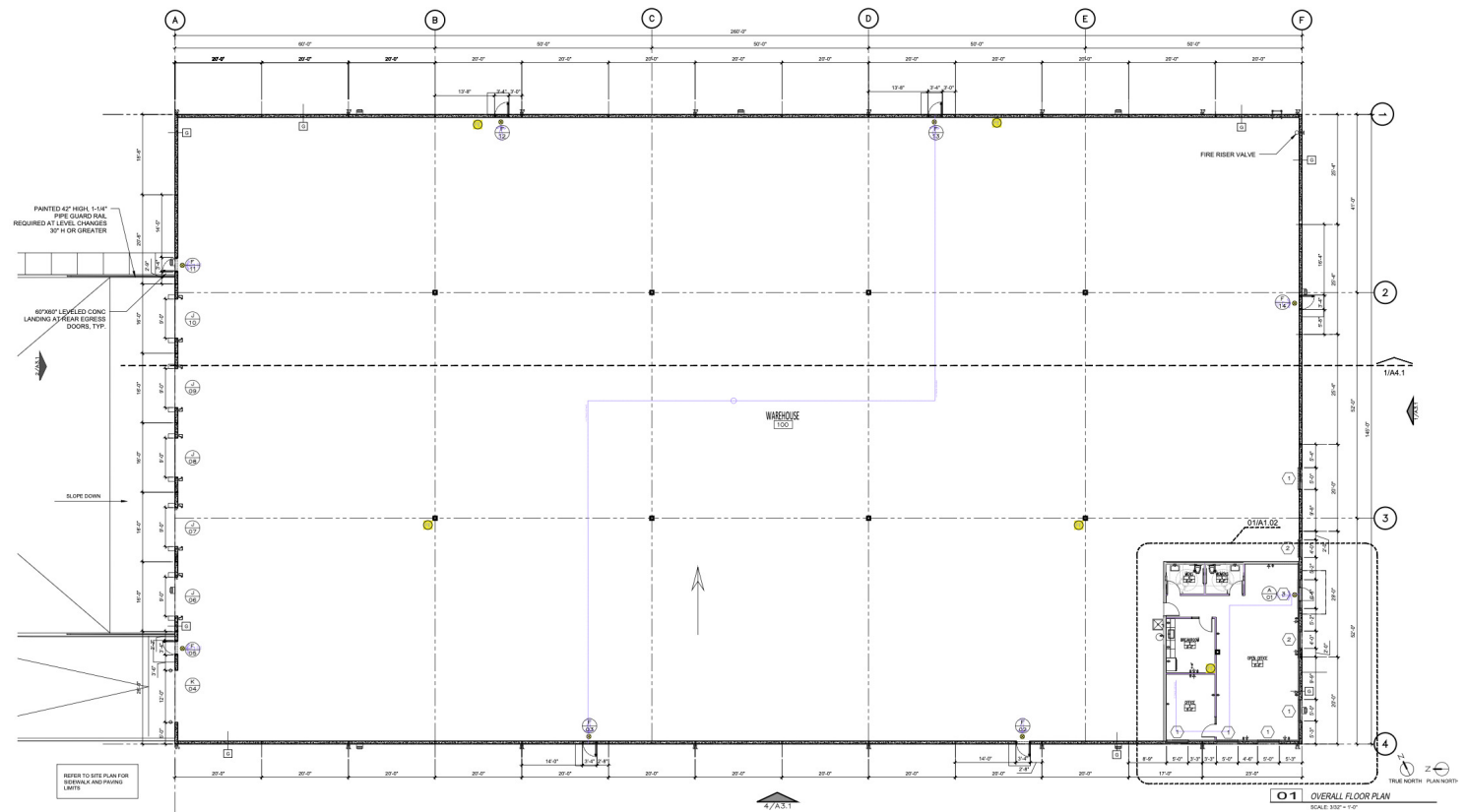
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	264	1,337
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$71,429	\$70,215	\$72,290
Average House Value	\$185,679	\$182,934	\$194,980

Demographics data derived from AlphaMap

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