



FOR LEASE

5320 FM 2004 Road, La Marque, TX 77568

La Marque | TX

Property Description

The subject property is a versatile industrial site located at 5320 FM 2004 Road in La Marque, TX. Spanning approximately 4.79 acres, the site includes multiple structures and is zoned General Commercial. The property has gated access and is ideally suited for contractors, service providers, light industrial users, warehousing, or outdoor storage. It offers both functionality and convenient access to major roadways—located approximately 2 miles from I-45 and 1 mile from State Highway 6. Improvements include a warehouse measuring approximately 2,400 SF with three roll-up doors, and a second warehouse, approximately 1,000 SF, with two roll-up doors, electricity, and fully climate controlled. The front building is utilized as office space totaling approximately 875 SF. The combined total is approximately 4,275 SF. The yard is partially stabilized and provides ample space for equipment, laydown, vehicle parking, or material storage. Located in Flood Zone X500, the property offers a flexible layout in a growing commercial corridor.

Property Highlights

Type: **Office / Warehouse**

Office: **875 SF**

Warehouse #1: **1,000 SF**

Warehouse #2: **2,400 SF**

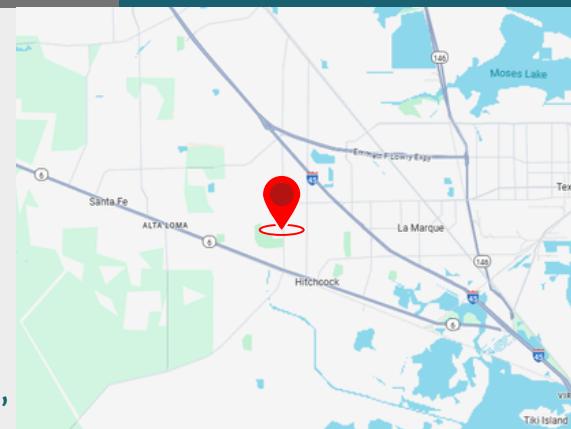
Lot Size: **4.79 AC**

Pricing: **\$2,000 / AC + 'NNN'**

Parcel ID: **7720-0000-0012-000**

Flood Zone: **X500**

Zoning: **General Commercial
(Hitchcock Jurisdiction)**



CHAUNDRA HUGEL BROUGHTON
Commercial Managing Director
(917) 743-6241
chaundra@kwcommercial.com



**All measurements are approximate*