



AVAILABLE FOR LEASE
WAREHOUSE & IOS



10845 Strang Road | La Porte, Texas

37,625 SF TILT-WALL INDUSTRIAL WAREHOUSE WITH 4.03 ACRES SECURED OUTDOOR STORAGE



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LA PORTE INDUSTRIAL DISTRICT

Immediate access to the Port of Houston, petrochemical corridor, SH-146, and Beltway 8

PROPERTY HIGHLIGHTS

- 37,625 SF warehouse
- 4.03-acre outdoor storage
- 24' clear height
- 50' x 62' column spacing
- 13,463 SF office (standard corporate finishes)
- Private drive entry
- Fully fenced, gated, and secured

LOADING & CIRCULATION

- 10 grade-level overhead doors
- Fully paved concrete site with truck courts and ample parking

POWER & UTILITIES

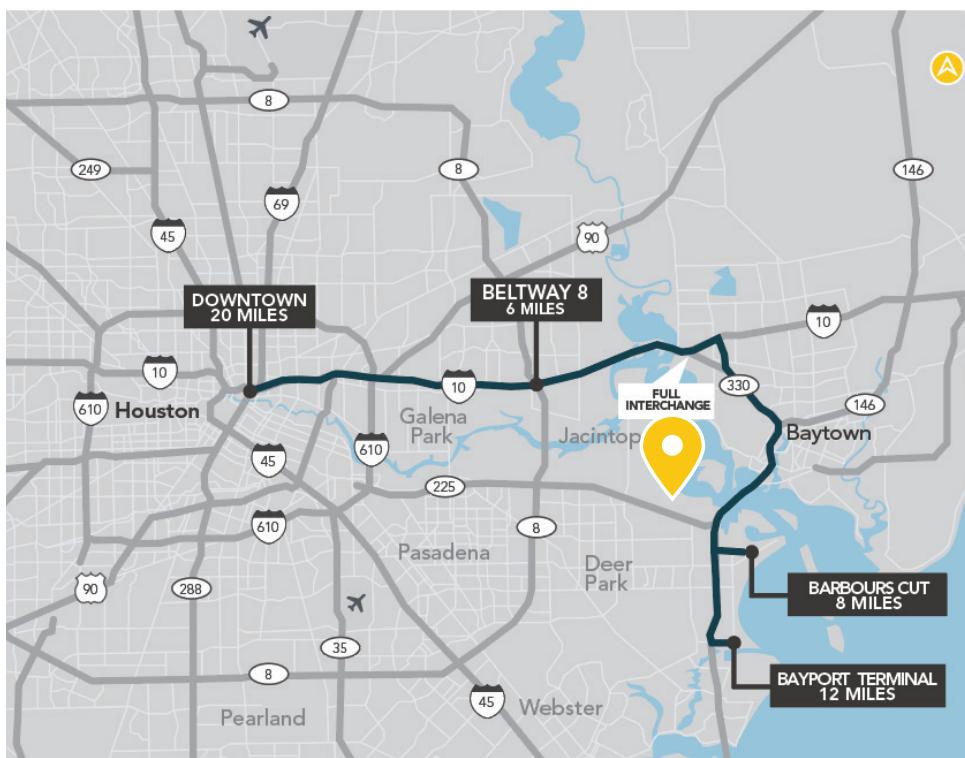
- 600-amp, 3-phase power
- Separately metered electric, gas, water, and telecom

CORE ADVANTAGES

- Institutional-quality construction
- Heavy power and efficient layout
- Premier port logistics location



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FOR LEASING INFORMATION:

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