



4.03 ACRES  
INDUSTRIAL  
OUTDOOR STORAGE

37,625 SF  
WAREHOUSE

**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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## 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

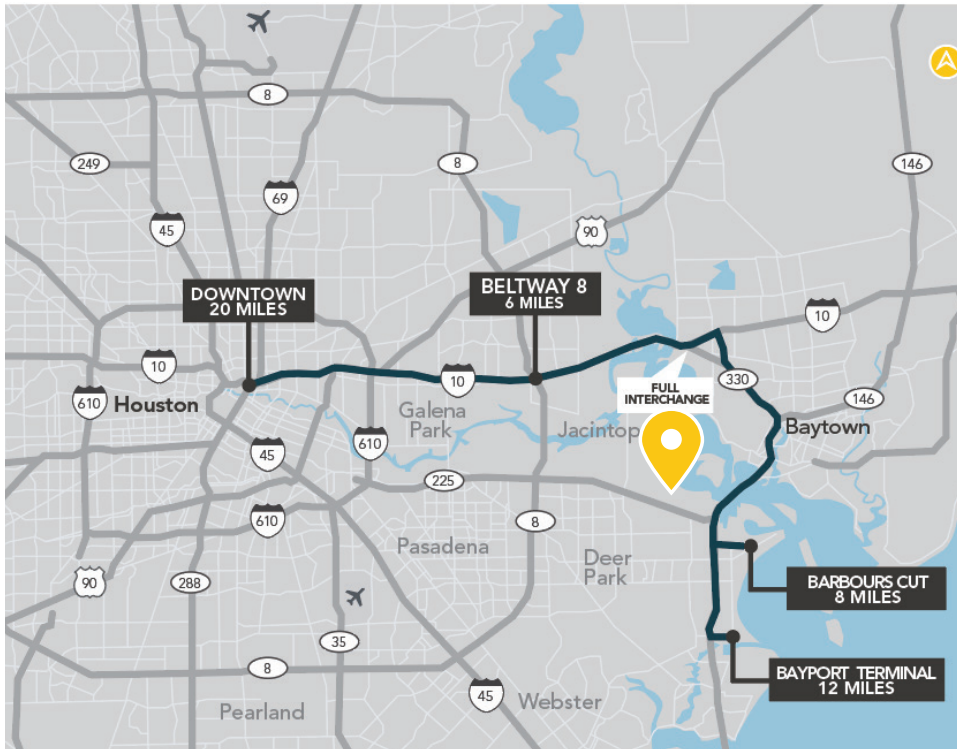
## LA PORTE INDUSTRIAL DISTRICT

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





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**FOR LEASING INFORMATION:**

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