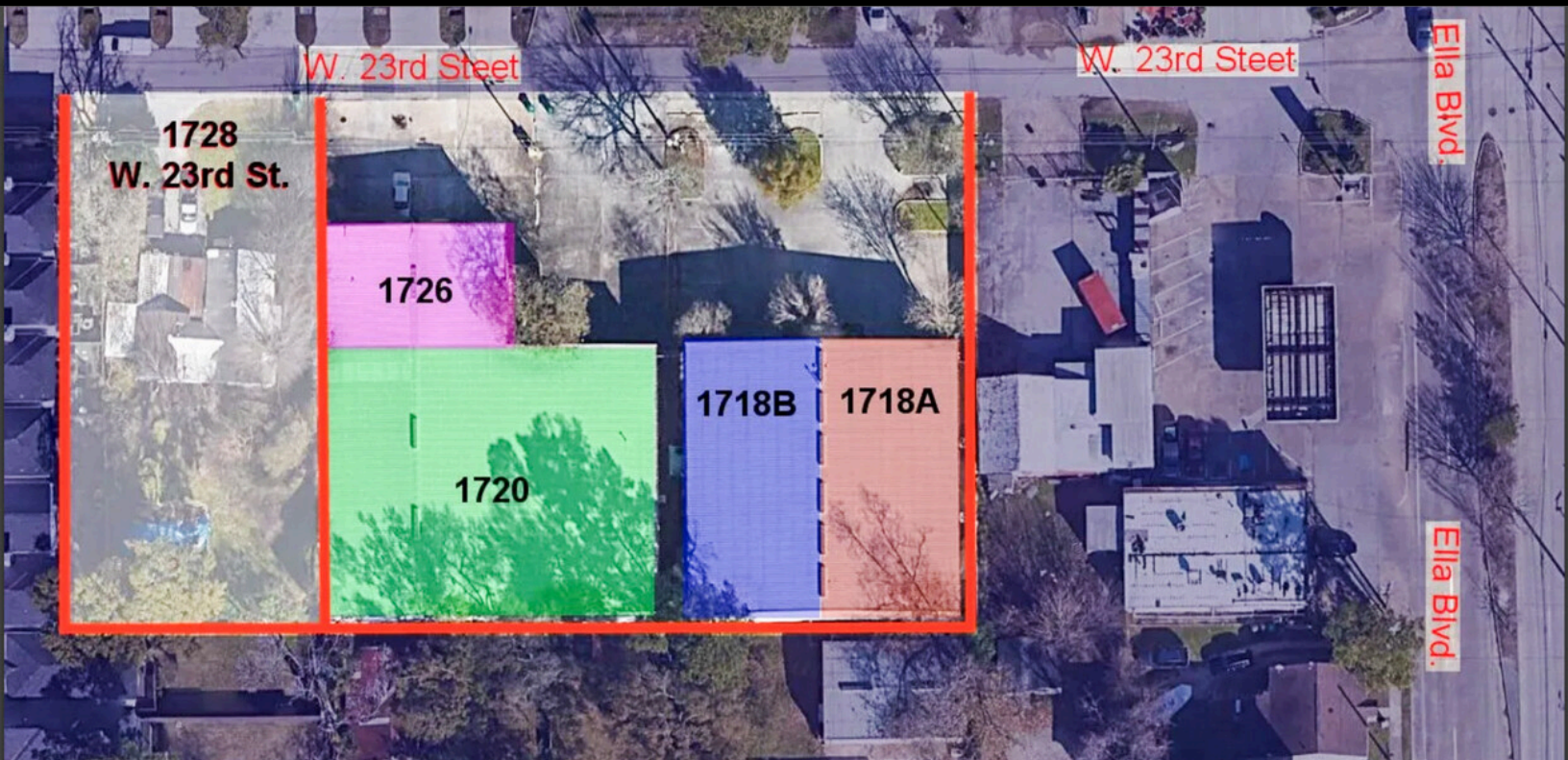




**JWANG  
PROPERTIES**

**For More Information:  
Jenny Wang, Broker/Owner  
281.451.0185**



## 1718-1726 W 23rd St. Houston, TX 77008-1406

**LIST PRICE  
\$5,850,000.00**

*Located in the prime Inner Loop location of the Heights, this 20,400 square foot industrial flex property sits on a 0.75-acre lot. Surrounded by restaurants, shops, luxury residential living, and Heights Memorial Hospital, this industrial luxury property offers two separate buildings with a parking ratio of 0.21/1000 SF: 1718 A & 1718 B, and 1720 & 1726, totaling four grand individual spaces.*

*This property offers versatile opportunities for owner occupancy with partial rental income or an investment in whole. It can serve a variety of functions, such as an event and catering center or an industrial workshop and showrooms. The buildings are equipped with numerous private offices, kitchen areas, showrooms, industrial work areas, and restrooms, making it suitable for a range of business needs.*



1720-1726, attached 2 units



1718A



1718B



**CALL NOW 281.451.0185**



**JWANG  
PROPERTIES**

**For More Information:  
Jenny Wang, Broker/Owner  
281.451.0185**



**1720-1726, attached 2 units**

## Unit 1720 Information



110,000 SF  
60 X 40



2 Restrooms  
1 Shower



Full Kitchen  
Open to Warehouse



AC Zone 1  
Warehouse Areas



Overhead Door #1 & 2 10x14  
Operated by Chain  
Insulated



AC Zone 2  
Office Areas



Reception Office  
12x15



General Office  
12x15



Management Office  
12x15

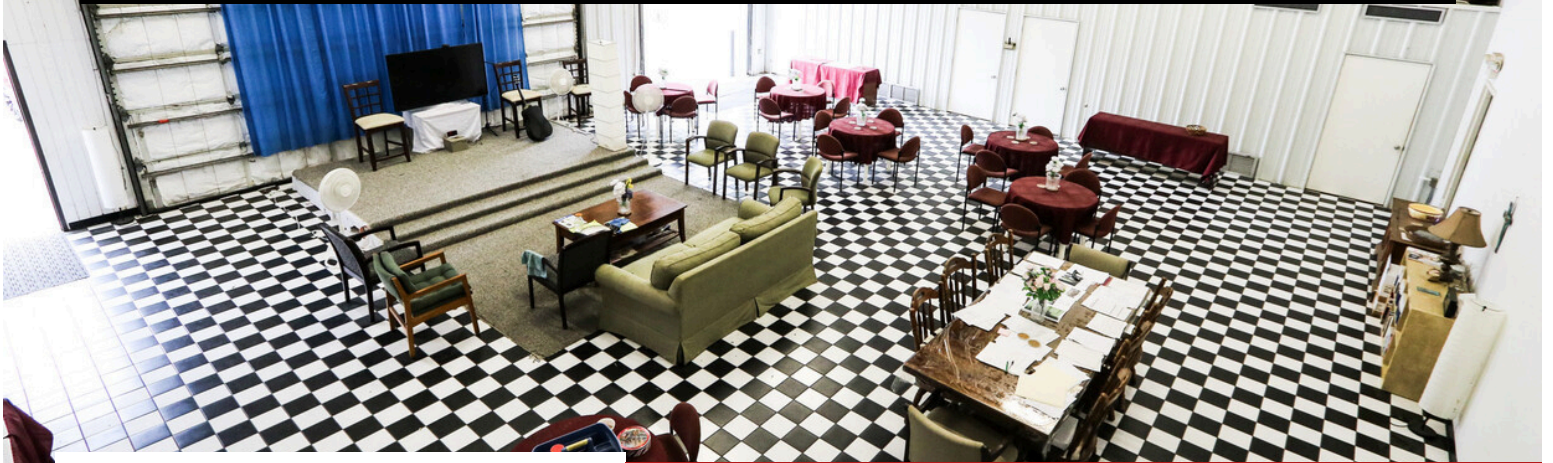
There is a connecting door between rental unit 1720 and 1726. This door can be removed and sealed shut if only renting 1720. If renting both 1720 and 1726 then the door can be left in place.

**FOR MORE INFORMATION: CALL 281.451.0185**



**JWANG  
PROPERTIES**

**For More Information:  
Jenny Wang, Broker/Owner  
281.451.0185**



**1720-1726, attached 2 units**

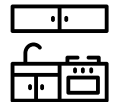
## Unit 1726 Information



3,000 SF  
60 X 40



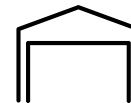
2 Restrooms  
First Floor



Kitchenette 10x10  
Wet Bar & Pantry Closet



AC Zone 1  
Warehouse Areas



Overhead Door #1 10x10  
Overhead Door #2 16x20  
Operated by Chain  
Insulated



AC Zone 2  
Office Areas



Reception Office  
10x12  
First Floor



Management Office  
10x12  
First Floor



General Office  
16x12 & 20x12  
Second Floor

There is a connecting door between rental unit 1720 and 1726. This door can be removed and sealed shut if only renting 1720. If renting both 1720 and 1726 then the door can be left in place.

**FOR MORE INFORMATION: CALL 281.451.0185**

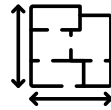


**JWANG  
PROPERTIES**

**For More Information:  
Jenny Wang, Broker/Owner  
281.451.0185**



## Unit 1718A Information



4,050 SF  
45 X 90



Overhead Door #1 14x14  
Operated by Chain  
Insulated



2 Restrooms  
First Floor



AC Zone 1  
Warehouse Areas



AC Zone 2  
Office Areas



Reception Office  
12x15



General Office  
12x15

Special Notes: 200 AMP / 214 Volt 3 Phase Power. 20 Foot Roof Height.  
Currently Tenant Occupied.

**FOR MORE INFORMATION: CALL 281.451.0185**

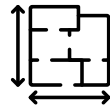


**JWANG  
PROPERTIES**

**For More Information:  
Jenny Wang, Broker/Owner  
281.451.0185**



## Unit 1718B Information



4,650 SF  
45 X 90



Overhead Door #1 14x14  
Operated by Chain  
Insulated



2 Restrooms  
First Floor



AC Zone 1  
Warehouse Areas



AC Zone 2  
Office Areas



Reception Office  
12x15



General Office  
12x15

Special Notes: 200 AMP / 214 Volt 3 Phase Power. 20 Foot Roof Height.

**FOR MORE INFORMATION: CALL 281.451.0185**