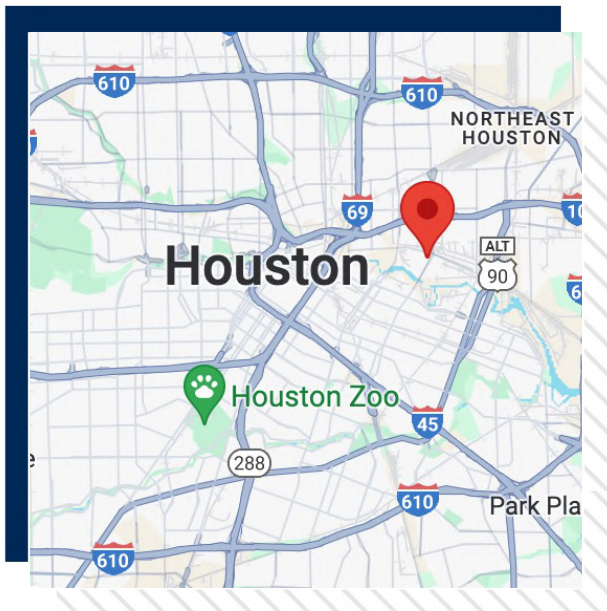


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5306 Clinton Drive Houston, TX 77020



- **139,964sf** Manufacturing Office/Warehouse on +/-7.56 Acres
- +/- **4.2 Acres of Concrete Laydown Yard**
- 32,861sf Two-Story Office Space:
 - 1st Floor: 11,873sf
 - 2nd Floor: 16,475sf
 - Shop Offices: 4,513sf
- (9) Oversized Grade-Level Doors; (2) Dock-Wells
- **Multiple Bridge & Jib Cranes Ranging from 1-Ton, 2-Ton, 5-Ton, & 10-Ton Capacity**
- Warehouse Locker Room & Break Room for Employees
- Fully Equipped Gym & Cafeteria with Full Kitchen
- 3 Phase / 480V Heavy Power
- Easy Access to I-10, Loop 610, Hwy 59
- **Within 2 miles from the Port of Houston**

Steven O'Connor

(713) 300-4081
steven@pringroup.com

Marc Lawson

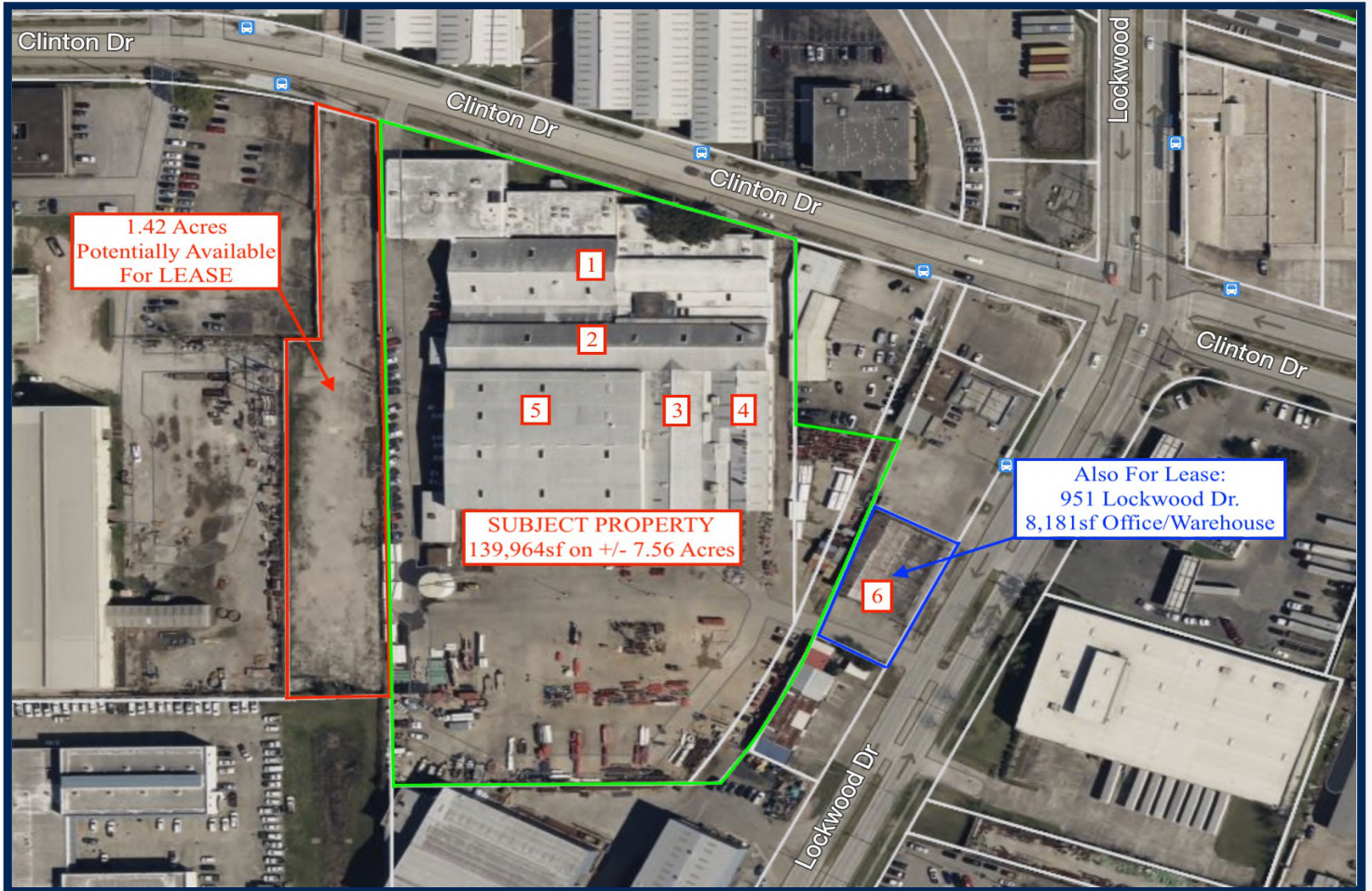
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- 1: (2) 5-Ton Cranes w/ 13'-15' Hook Height. (11) Jib Cranes 1-2 Ton. 24' Clear Height
- 2: (1) 5-Ton Crane w/ 18' Hook Height. 34' Clear Height
- 3: (1) 5-Ton Crane w/ 10' Hook Height. 30' Clear Height
- 4: 27' Clear Height
- 5: (1) 10-Ton Crane w/ 24' Hook Height. (4) Jib Cranes 1-2 Ton. 40' Clear Height
- 6: 951 Lockwood Dr, 8,181sf Office/Warehouse. 20' Clear Height w/ (1) Overhead Door ([Marketing Information](#))

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