



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

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10,000 SF INDUSTRIAL BUILDING
FLEXIBLE DIVISIBLE SPACE

7031 TEXAS 75 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

LEASE RATE

\$0.85 SF/MONTH (NNN)

PROPERTY TYPE

INDUSTRIAL

BUILDING SIZE | ACRES

10,000 SF | 1.21AC

PROPERTY HIGHLIGHTS

- 10,000 sqft building - Can be divided into 4,000sqft or 6,000sqft suites
- 1.21 Acres
- Completely renovated with new roof and updated electric systems
- 480V three-phase power and 120/240V single-phase power
- Highway frontage with strong visibility along SH 75
- Suitable for warehouse, distribution, manufacturing, contractor operations, storage, office/showroom, or mixed-use
- Located minutes from downtown Huntsville and near major employers and Sam Houston State University
- Positioned within a growing industrial and commercial corridor of Huntsville.

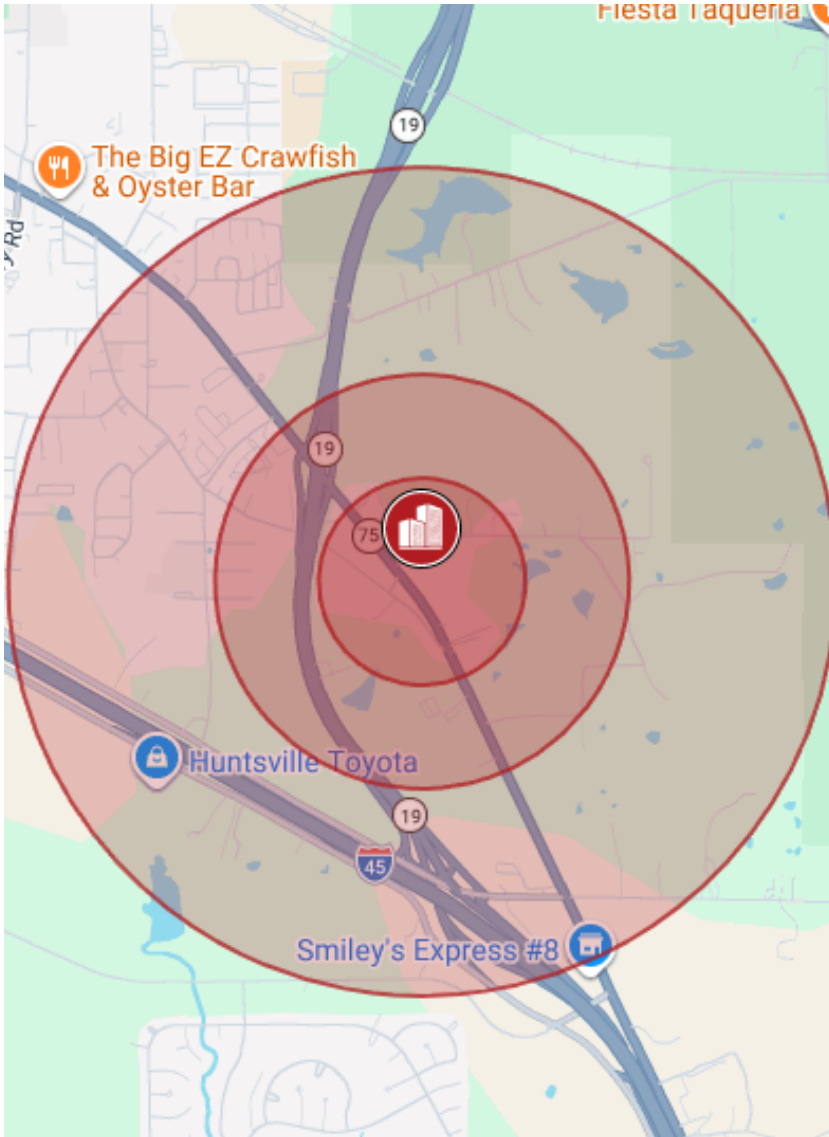
Aerial Map



Property Photos



Demographics



Located just minutes from downtown Huntsville, this property offers direct frontage on SH 75 with convenient access to I-45. Situated near major employers and Sam Houston State University, it benefits from excellent visibility and accessibility within one of Huntsville's growing business corridors. The strategic location provides connectivity to regional markets while placing businesses close to the area's expanding industrial, retail, and professional services sectors.

	0.25 Miles	0.5 Miles	1 Mile
Total population	142	631	3,178
Persons per household	3.8	3.7	2.8
Total household	37	171	1,131
Average household income	\$90,065	\$85,624	\$59,078
Average age	34.4	33.5	32.9
Male Population	76	333	1,775
Female Population	66	299	1,406

Demographics data derived from AlphaMap

Market Overview

Located on State Highway 75 South, this industrial property benefits from direct frontage along one of Huntsville's primary commercial and industrial corridors. The location provides excellent visibility and convenient access to Interstate 45, offering connectivity to major Texas markets while maintaining close proximity to downtown Huntsville. Its position along a well-traveled route enhances accessibility for employees, customers, suppliers, and distribution operations.

The property offers approximately 3,000 square feet with the potential for expansion up to 13,000 square feet, creating flexibility for a wide range of industrial and commercial users. The layout is suitable for warehousing, distribution, manufacturing, contractor operations, storage, office/showroom use, or mixed-use occupancy. Features including multiple offices, roll-up doors, and open industrial space provide functionality for businesses seeking adaptable operational space.

Situated within one of Huntsville's growing commercial and industrial areas, the property is located near major employers and Sam Houston State University. This strategic location places businesses within close reach of the area's expanding industrial, retail, and professional service sectors while benefiting from strong visibility along Highway 75. The surrounding growth continues to support demand for well-located industrial properties with flexible use potential.

With ample parking, highway exposure, and the potential for additional yard or operational space, this property presents an attractive opportunity for businesses seeking efficiency, accessibility, and room to grow. Whether for owner-users, expanding companies, or industrial tenants, the combination of location, functionality, and flexibility makes this property well-positioned to serve a variety of business objectives within the Huntsville market.



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