

For Lease: ±15,175 SF on ±1.08 Acres

CRANE-SERVED OFFICE/WAREHOUSE

2034 McAulty Road, Houston, TX 77032



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PROPERTY HIGHLIGHTS

PROPERTY SIZE

- ±15,175 Sq. Ft. (Total)
- ±2,700 Sq. Ft. Two Office Space
- ±1.08 Acres

PROPERTY FEATURES

- ±15,175 Sq. Ft. on ±1.08 Acres
- ±2,700 Sq. Ft. Two-Story Office Space
- One (1) 15-Ton Bridge Crane (17' Hook Height)
- One (1) 2-Ton Jib Crane
- Drop-Ceiling Assembly Room
- 3-Phase, Heavy Power
- Metallic Construction with Brick Office Façade (2006)
- Fully Insulated Warehouse Space with Warehouse Exhaust Fans
- Grade-Level Loading & Paved Outside Storage Yard
- Located in Unincorporated Harris County (Outside City Limits)
- Available for Immediate Occupancy
- Monthly Operating Expenses Estimated at \$0.23 per Sq. Ft.

LEASE RATE: \$0.95 PER SQ. FT. NNN



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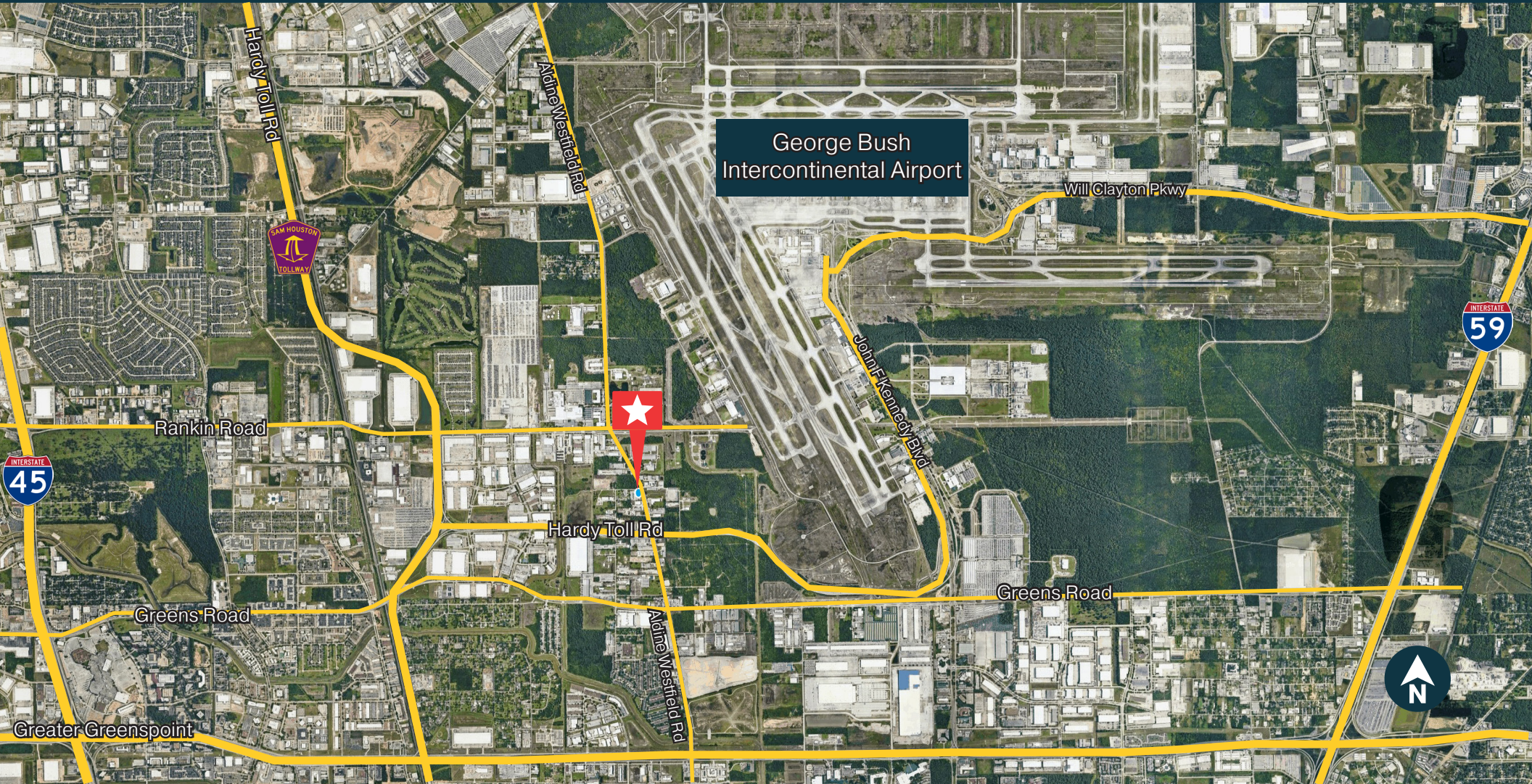
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CRANE-SERVED OFFICE/WAREHOUSE

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