

# 4740 SQFT INDUSTRIAL SPACE FOR LEASE

115 ENGEL ST, HOUSTON, TX 77011

FOR LEASE: \$14.25 PER MONTH (NNN)

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



## PROPERTY DESCRIPTION

- 4,740 sq ft building with tall ceilings
- Newly installed A/C for optimal climate control
- 3 phase power for enhanced electrical efficiency
- Electric roll-up door for convenient access
- New security cameras installed and heavy brick construction for enhanced safety
- 2 commercial 3-bay sinks for versatile use

## LOCATION DESCRIPTION

This industrial warehouse is strategically positioned at the corner of Engel Street and Avenue H. Just a few blocks away is the Houston Metro Rail line stop at Altic/Howard Hughes, offering excellent public transport connectivity. This location is deeply integrated within a diverse community, surrounded by a wide array of local businesses. The proximity to such a varied mix of establishments not only enhances the potential for business synergy but also ensures a steady flow of local traffic and visibility. This warehouse is an ideal spot for businesses seeking a location that is both centrally located and immersed in the vibrant day-to-day life of the area.

## OFFERING SUMMARY

Lease Rate:	\$14.25 per month (NNN)
Number of Units:	1
Available SF:	4,689 SF
Lot Size:	4,996 SF
Building Size:	4,704 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,588	152,572	535,713
Total Population	14,041	343,914	1,272,019
Average HH Income	\$45,254	\$71,131	\$86,053

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RETAILER MAP | INDUSTRIAL PROPERTY



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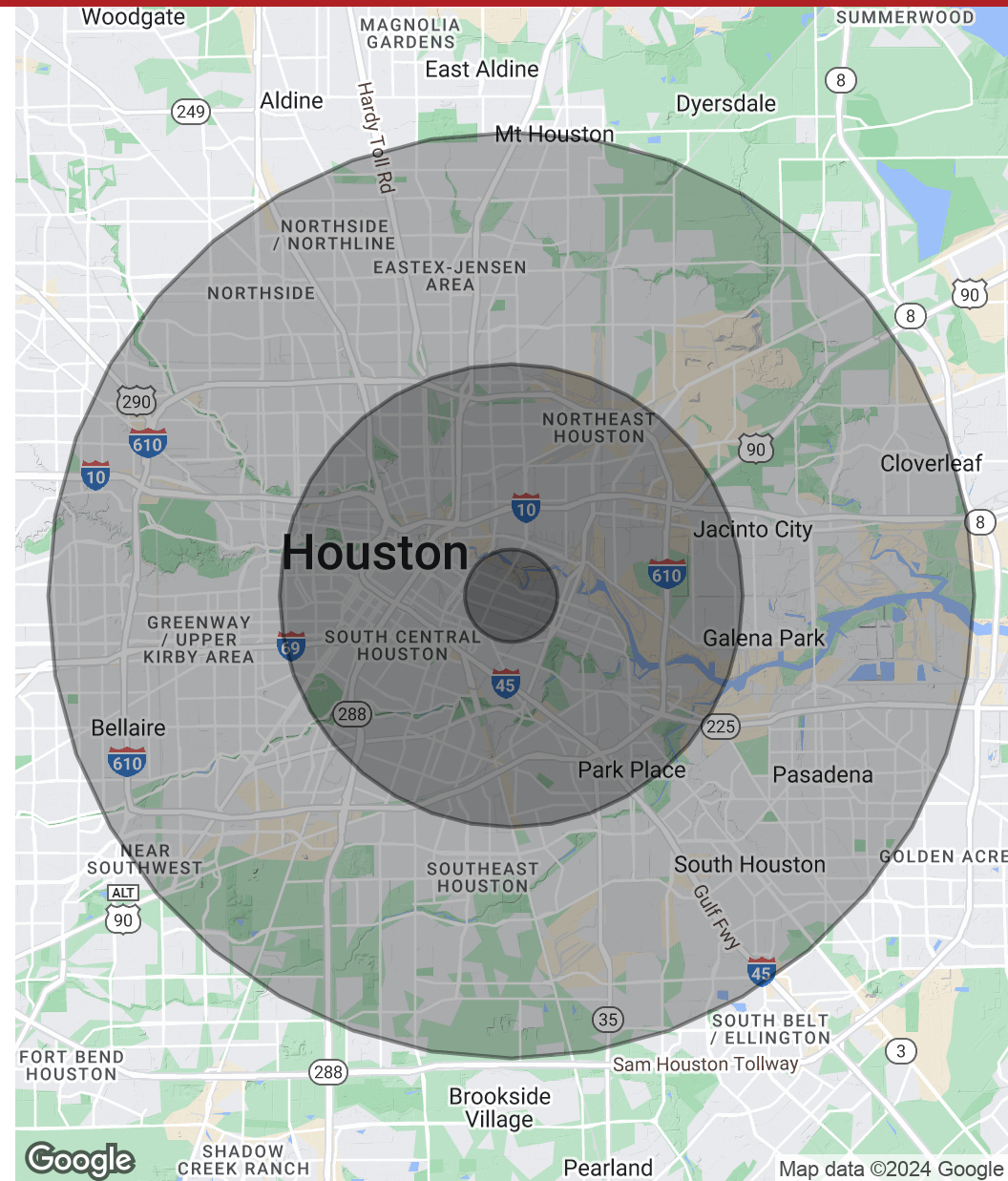
DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,041	343,914	1,272,019
Average Age	36.7	34.6	34.5
Average Age (Male)	36.7	34.2	34.0
Average Age (Female)	38.2	35.1	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,588	152,572	535,713
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$45,254	\$71,131	\$86,053
Average House Value	\$145,421	\$220,838	\$261,279

\* Demographic data derived from 2020 ACS - US Census



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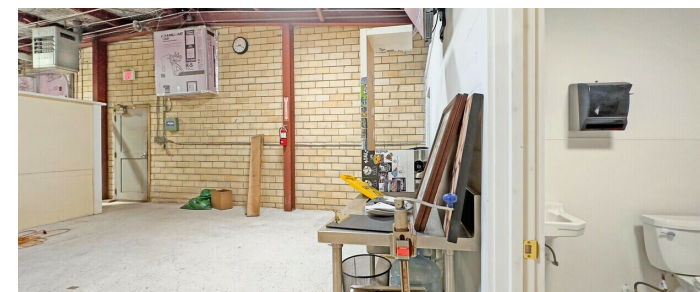
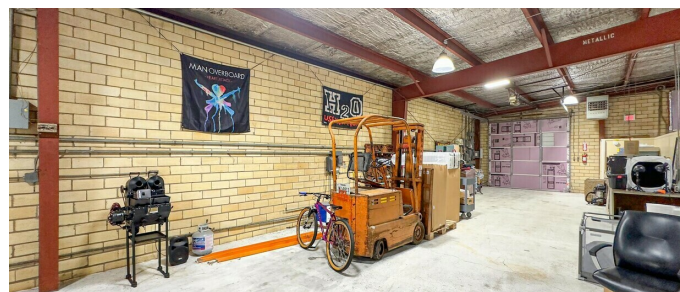
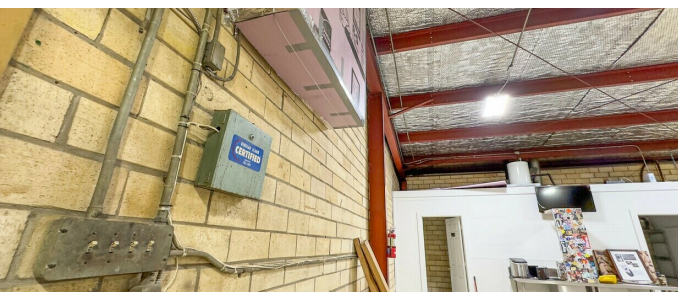
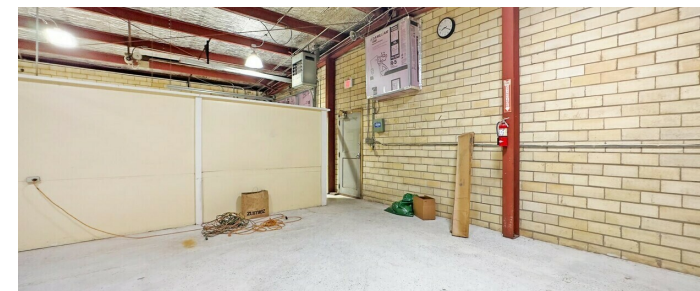
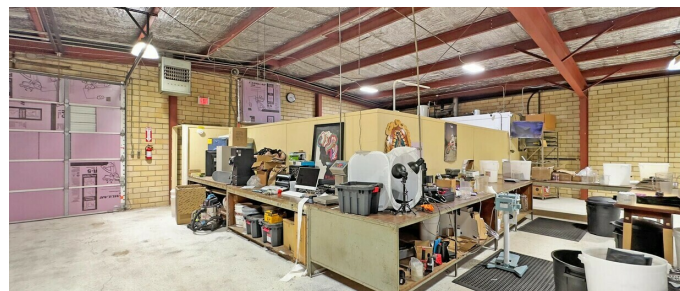
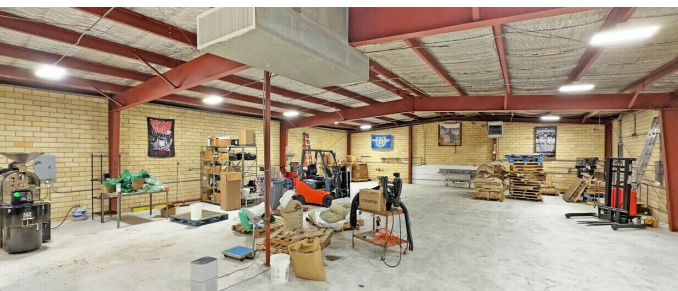
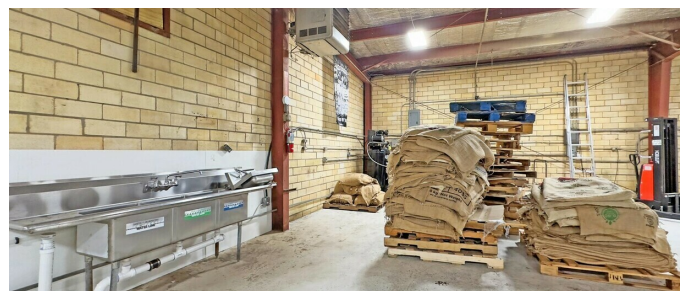
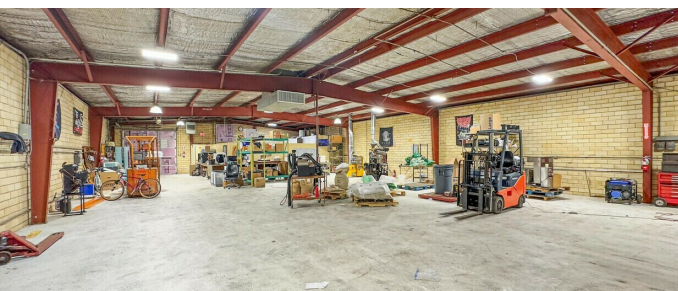


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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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