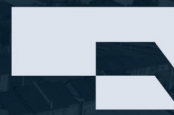


INVESTMENT SALE



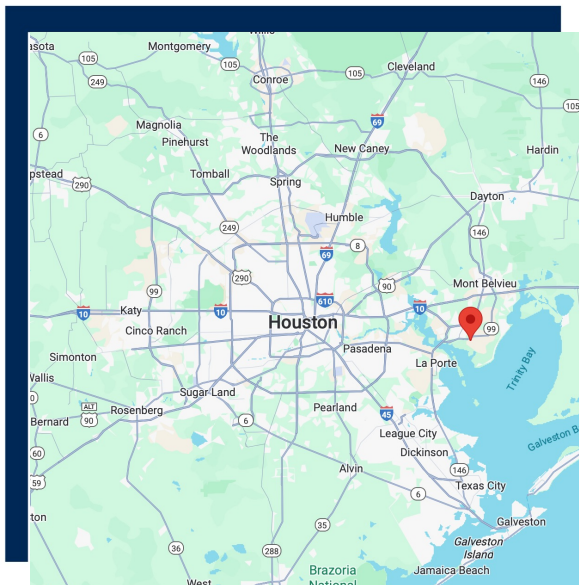
PrinGroup
COMMERCIAL



3911 Cedar Blvd. Baytown, TX 77523

Property Information:

- +/- 34,200sf Office/Warehouse
- +/- 3.05 Acres of Land
- +/- 2,000sf Office Space
- (2) – 10 Ton Cranes, (1)-15 Ton Crane
- .75ac Outside Fenced Yard
- Heavy Power 3ph/480v +/-1000a
- Easy Access for 18-Wheelers
- Close Proximity to Houston Ports and Cedar Point Logistics Center
- Easy Access to I-10, Hwy 99, Hwy 225
- SALE LEASE BACK – Call Broker for Pricing



Steven O'Connor

(713) 300-4081

steven@pringroup.com

Marc Lawson

(713) 300-1450

marc@pringroup.com

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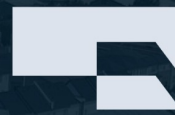
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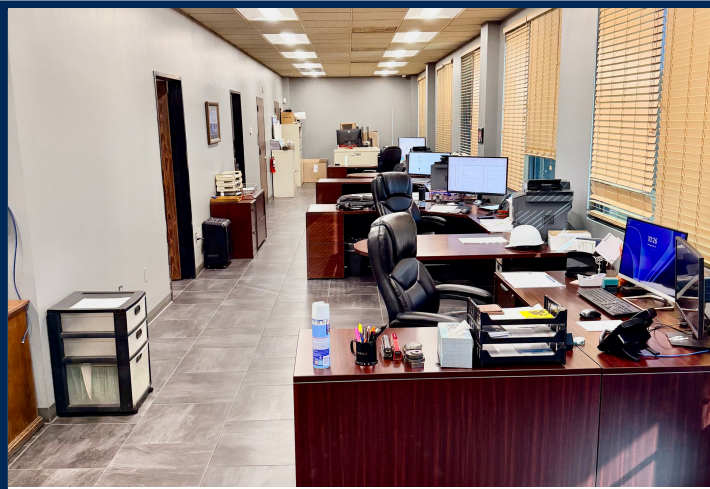
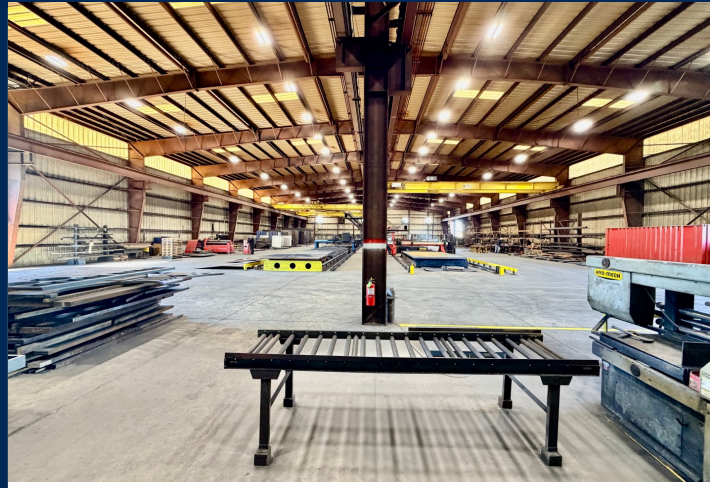
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