

22,200 SF Crane Ready Warehouse For Lease

**Available
4th Qtr
2026**

13825 FM 529 (Lot 3) • Houston, TX 77041



Picture shown is not actual building

For Lease Only: \$26,640 / month (\$1.20/SF), NNN

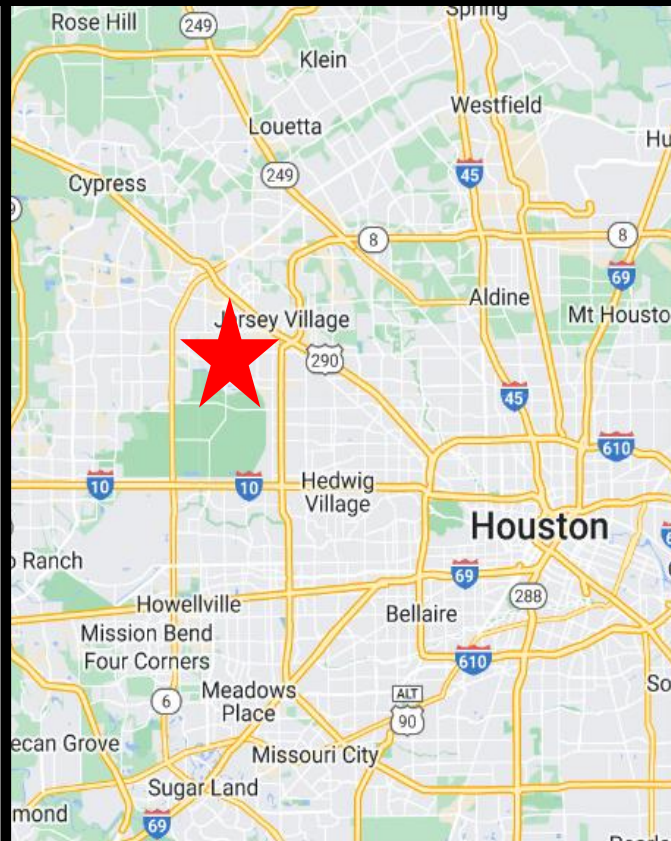
Location:

- 1.6 miles west of Eldridge
- 6 miles from US 290 or Beltway 8

Features: (see site plan on page 2)

- 22,200 SF on 3.06 acres
- 120' x 1855' x 30' eave
- Three rollup doors up to 16'x16'
- 1.76 acre stabilized laydown yard
- Crane ready to 20-tons, 20' hook height
- Rate include a \$7/SF TI allowance for office buildout
- Shared water well & dedicated septic
- 400 amps of 480V, 3-phase power (Can be upgraded.)
- Low tax rate of \$.184
- Outside 500-year flood plain

OUTSIDE CITY LIMITS !!!



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DEEPWATER
LOT 3 - 3.06 AC
13825 FM 529
HOUSTON, TX 77041

BUILDING	22,200 SF
5" CONCRETE	8,140 SF
6" CONCRETE	2,565 SF
CRUSHED CONCRETE	76,865 SF
SHARED SEPTIC FIELD	10,274 SF
PARKING	25

