



Tim Sojka

(877) 381-7355



Building M, T or U | 18120 W Bellfort St

5,700 SF | Vacant | Industrial Building | Richmond, TX | \$879,000 (\$154/SF)



INVESTMENT HIGHLIGHTS

- Near Amazon's New Fulfillment Center in Richmond
- Easy access to Grand Parkway 99 and FM 1464
- Short drive to restaurants, coffee shops, spas, banks, and entertainment
- Minutes from Katy and Sugar Land
- Surrounded by Established Well-Known Anchor Tenants
- Neighboring Communities include Aliana, Long Meadow Farms, Waterside Estates, and Harvest Green

EXECUTIVE SUMMARY

Each warehouse comes with a 765 SF interior office standard. All offices have air conditioning, drop ceilings, a bathroom, and a big office. Changes can be made to the office after closing, and upgrades before closing. A

few locations feature docks (these will go fast). Call to arrange a site tour or to get additional details. Buildings M, T, or U are available for \$879,000 each.

PROPERTY FACTS

Price	\$879,000	Rentable Building Area	5,700 SF
Price Per SF	\$154	No. Stories	1
Sale Type	Owner User	Year Built	2023
Property Type	Industrial	Parking Ratio	2.28/1,000 SF
Building Class	B	Opportunity Zone	No
Construction Status	Under Construction		

AMENITIES

- Fluorescent Lighting
- Air Conditioning

TRANSPORTATION

AIRPORT

William P. Hobby Airport	49 min drive	30.5 mi
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FREIGHT PORT

Port of Houston	49 min drive	34.7 mi
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RAILROAD

INTERCONTINENTAL TERMINALS CO.-HOUSTON-TX	28 min drive	20.2 mi
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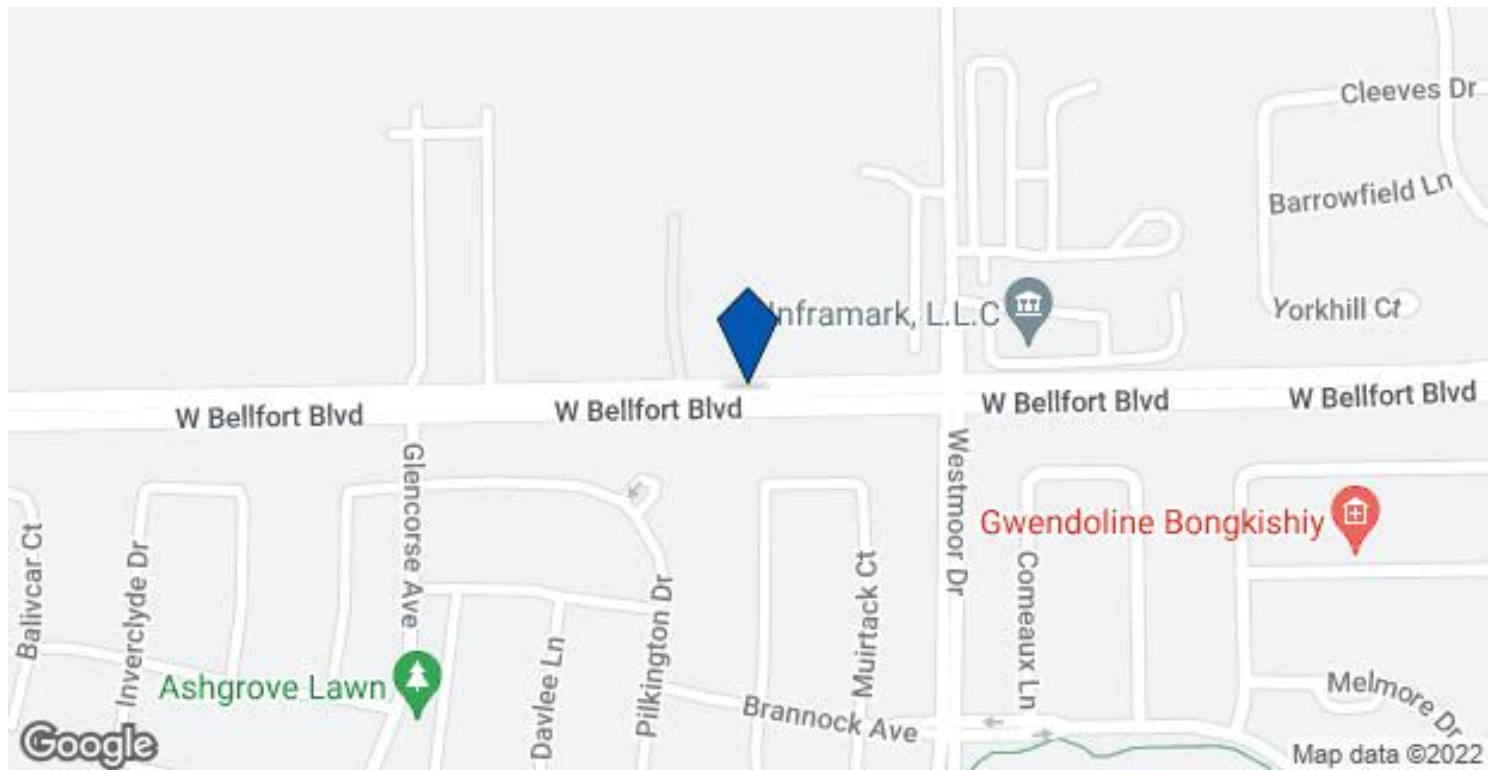
PROPERTY TAXES

Parcel Number
0366-00-042-0000-914
Land Assessment
\$291,840
Improvements Assessment
\$48,714
Total Assessment
\$340,554

ZONING

Zoning Code N/A

MAP OF 18120 W BELLFORT ST RICHMOND, TX 77407



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