

20,040 SF 20-ton Crane Ready Warehouse

**Available
Now**

36422 Hempstead Road • Hockley, TX 77447



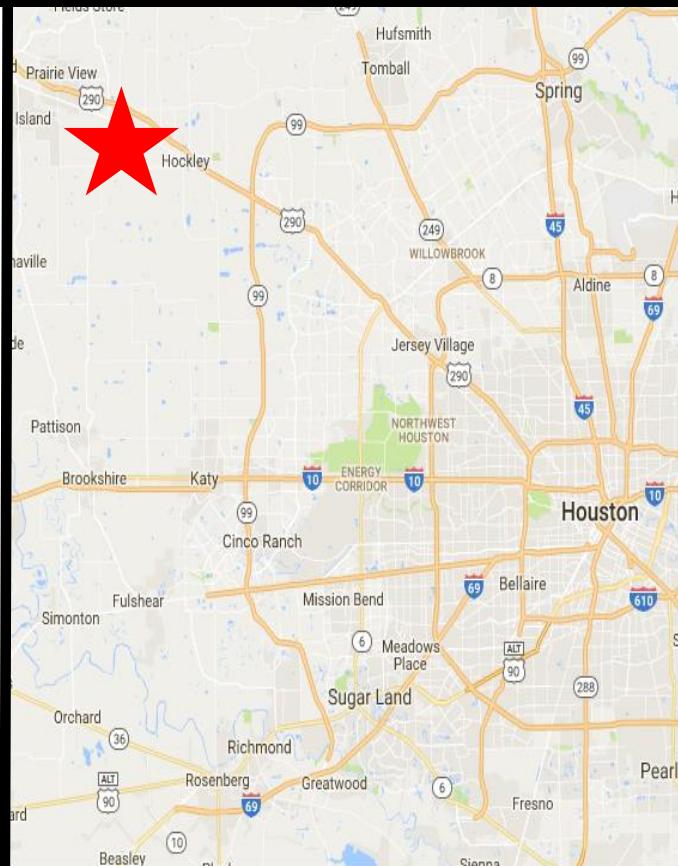
For Lease: \$16,000/month (\$.80 / SF), NNN

Location:

- Between Kickapoo & Kermier
- Just south of US 290 & Daikin Industries
- 6 miles NW of 99 (Grand Parkway)

Features:

- 20,040 SF Warehouse + 10% BTS office
- Tiltwall const. / Standing seam roof
- Expandable up to 34,000 SF
- Crane Ready to 20 tons with 20' hook
- 167' X 120' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- Natural gas available
- Three 16'x16' roll up doors
- Truckwell capable
- 2.03 acre site with outside storage yard
- Additional land available
- Low annual tax rate of \$.02006
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

7720 Westview Drive • Houston, TX 77055

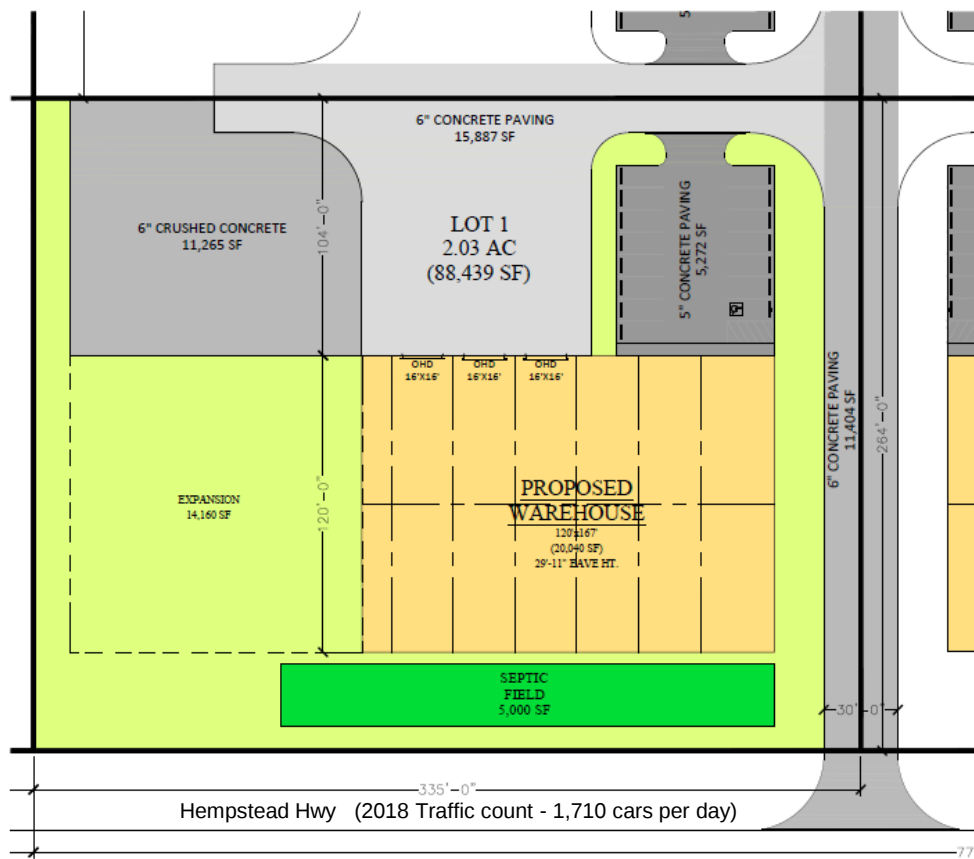
Phone (713) 681-1100 • www.cretx.com

Hart Schleicher (713) 907-3570

hart@cretx.com

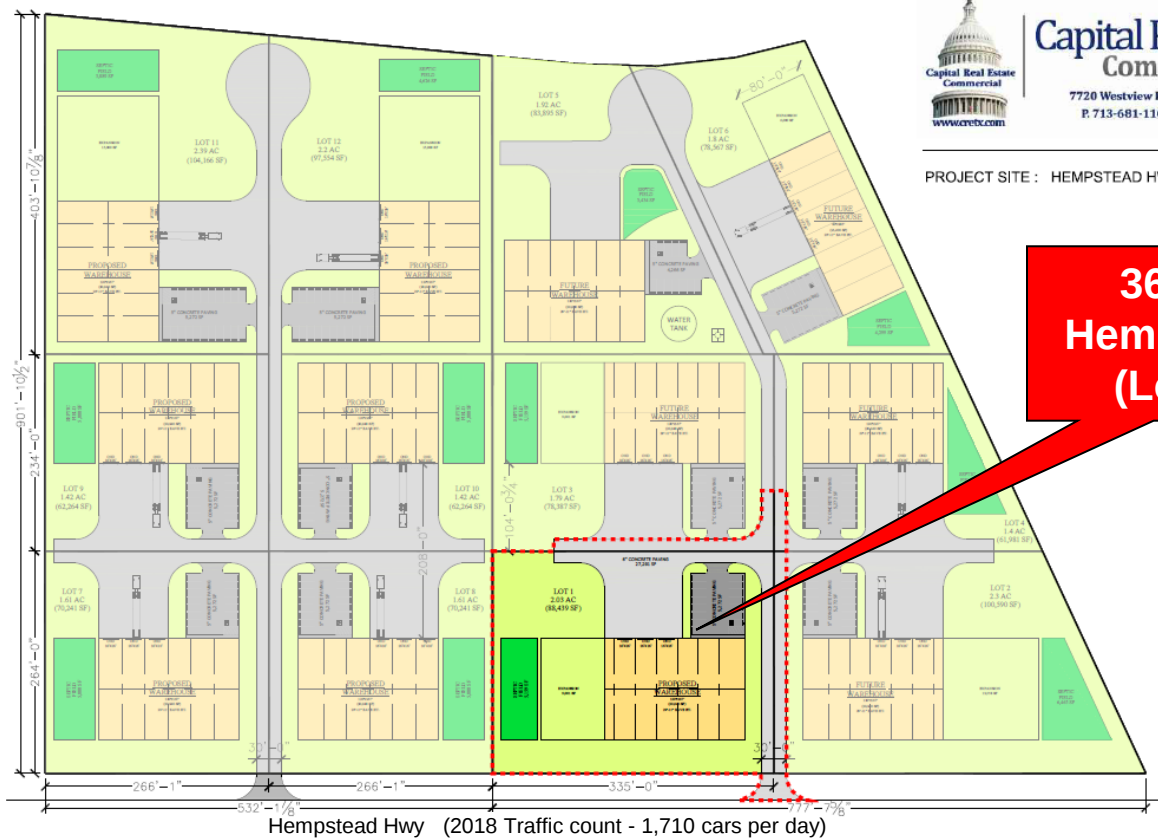
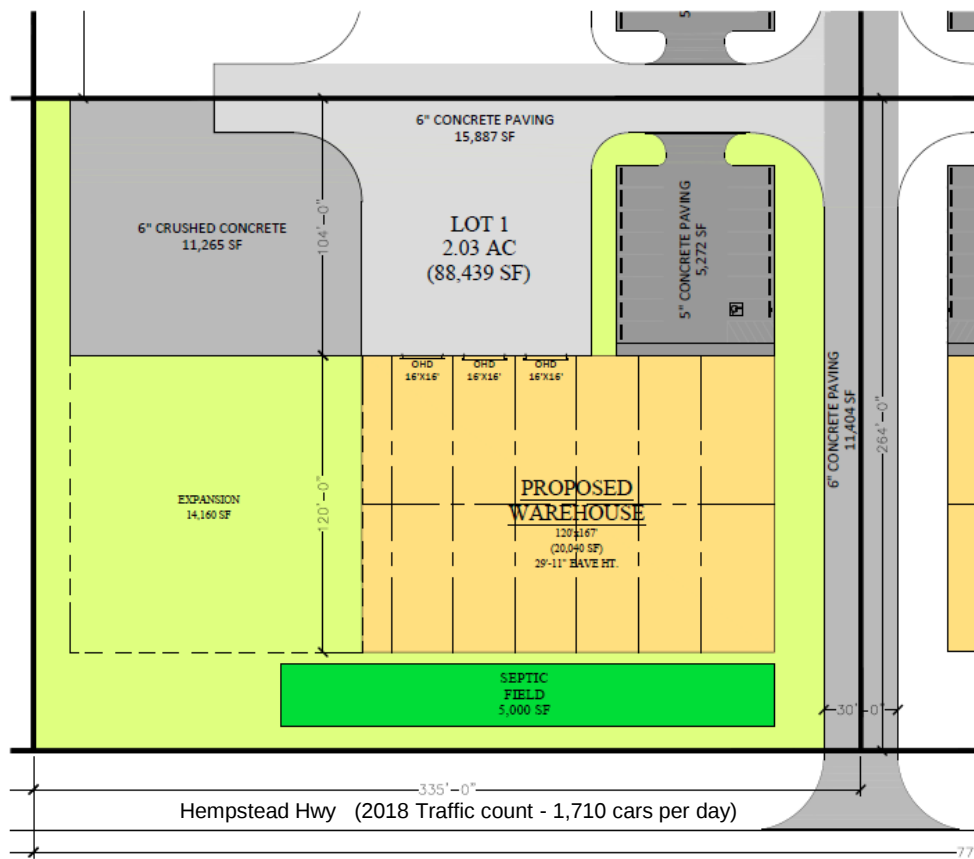
Richard Rolland (281) 932-9414

rolland@credtexas.com



**Spec Bldg
Lot 1**

2021 Demographics	2 Mile	3 Mile	5 Mile
Population, Est.	1,298	17,490	89,635
Households, Est.	378	5,587	29,208
Avg HH Income	\$110,565	\$91,932	\$122,299
Hempstead Hwy 2018 Traffic count - 1,710 cars per day			



**Capital Real Estate
Commercial**

7720 Westview Dr. - Houston, TX. 77055
P. 713-681-1100 - F. 713-681-1114

PROJECT SITE : HEMPSTEAD HWY. 290 @ KICKAPOO RD.

**36422
Hempstead
(Lot 1)**