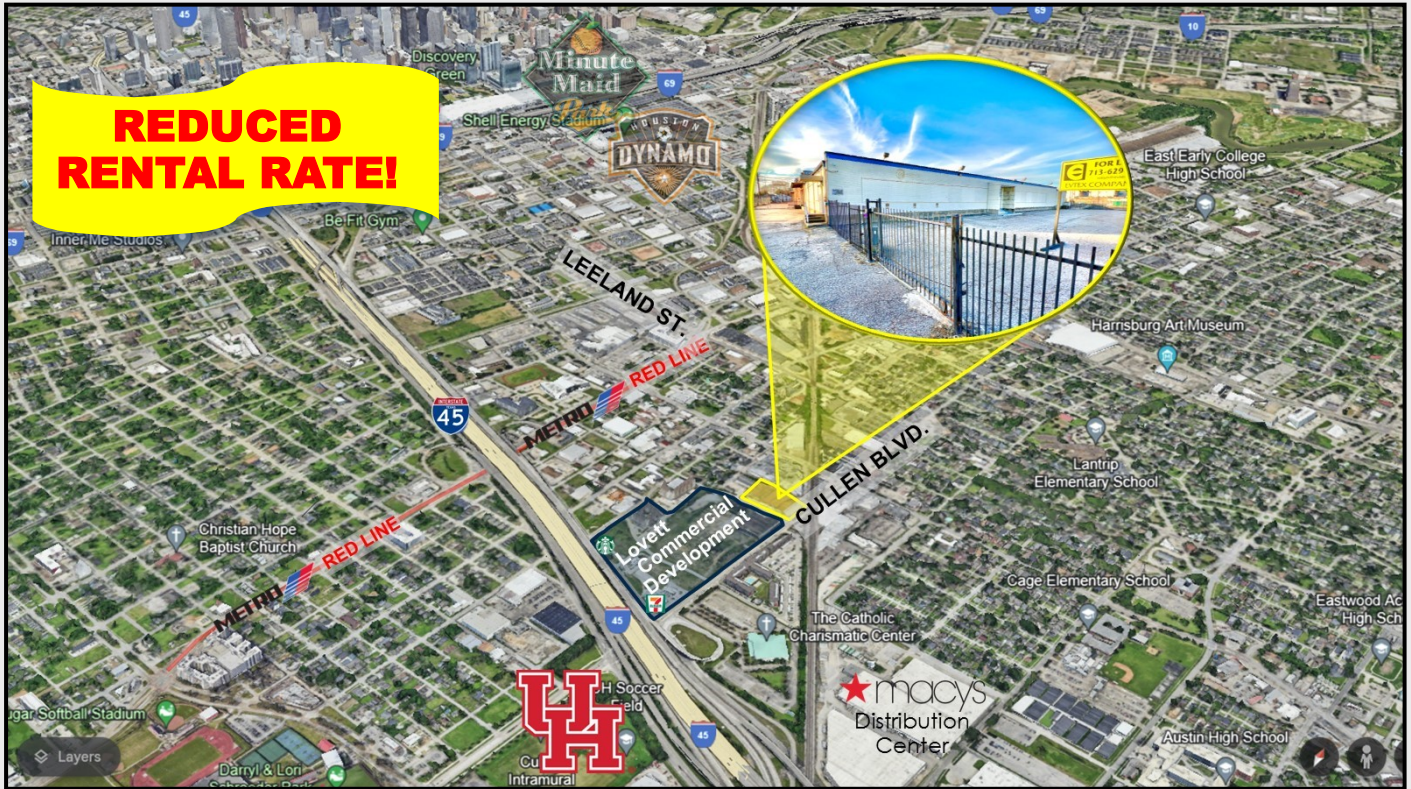


FREE STANDING INDUSTRIAL BUILDING FOR LEASE

1702 Cullen Blvd. Houston, TX 77023



PROPERTY INFORMATION

- 62,608± sq. ft. free-standing building
 - 26,354± sq. ft. warehouse at 23.5' clear height
 - 25,314± sq. ft. warehouse at 16' clear height
 - 9,720± sq. ft. office
- Masonry & steel construction
- Dock high; 7 loading positions
- 3 phase/600 amps
- Sprinklered
- Ideal location with excellent proximity to I-45/Hwy 59/288
- Lease rate ~~\$0.39~~ **\$0.31** psf NNN
- \$0.22 psf/mo. estimated OPEX



Contact Broker For More Information:

Robyn Berry
713.629.5535

Robyn@evtex.com

Joe Evans
281.955.5535

Joe@evtex.com

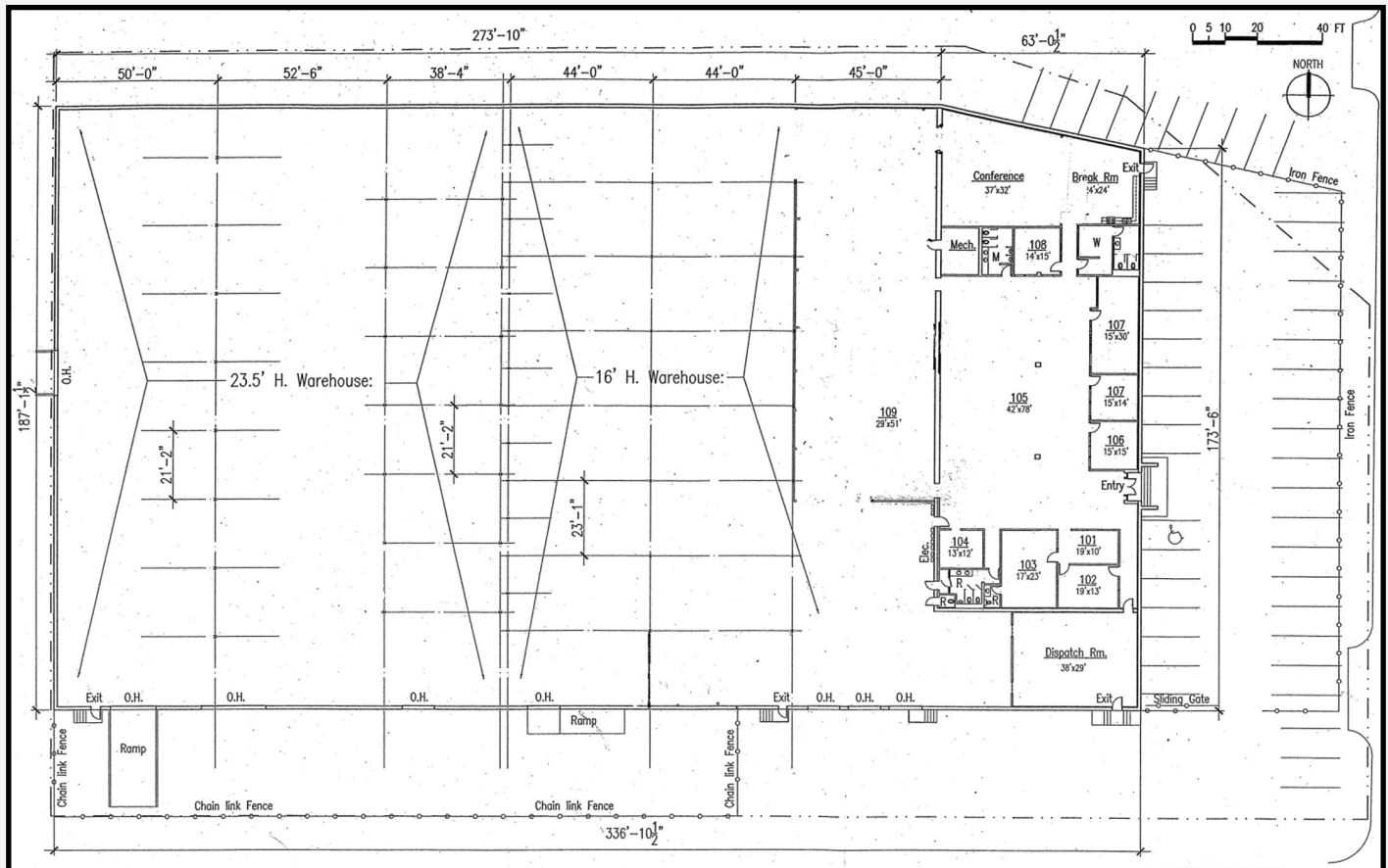


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