

FOR LEASE OR SALE

Freestanding $\pm 80,792$ SF Distribution Building



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635 Gellhorn Drive, Houston, Texas 77029



$\pm 76,447$ SF
Warehouse Area



$\pm 4,345$ SF
Office Area



± 4.96 ACRES
with $\pm 5,000$ SF of
Outside Storage



SPRINKLERED



$\pm 25'$
Clear Height



POWER
1200 Amps, 480 Volts,
3 Phase

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Property Overview



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PROPERTY HIGHLIGHTS

- » ±80,792 SF Total
- » ±4,345 SF Office
- » ±4.96 Acres
- » Concrete, Tilt-Wall Construction
- » (9) Loading Doors / Front Load Configuration:
 - Six (6) 9'x10' Dock High Doors with Two (2) Levelers
 - One (1) 9'x10' Semi Dock Door
 - Two (2) Ramps: One (1) 9'x10' and One (1) 12'x10' Door
- » ±25' Clear Height
- » 1200 Amps, 480 Volt, 3 Phase
- » T-5 Lighting
- » Sprinklered
- » 50' x 50' Column Spacing
- » ±40 Car Parking Spaces
- » ±5,000 SF Outside Storage

ADVANTAGES

- » Strategic East Houston location offering excellent proximity to the Port of Houston, CBD, and major inter-modal facilities.
- » Immediate connectivity to I-10, 610 Loop and Houston Ship Channel, providing efficient regional and port access.
- » Versatile infrastructure featuring multiple loading positions, heavy power capacity, and outside storage, supporting a wide range of uses including logistics, manufacturing, and 3PL operations.
- » Strong surrounding industrial labor pool with quick access to a workforce-dense population.

For Lease: \$0.56 / SF NNN + \$0.22 / SF OPEX

For Sale: \$9,452,664.00

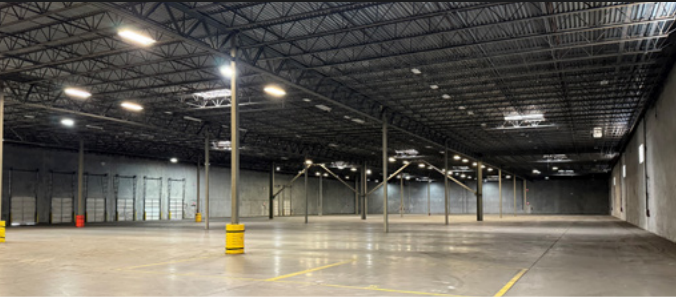


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Building Highlights



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Building Site Plan



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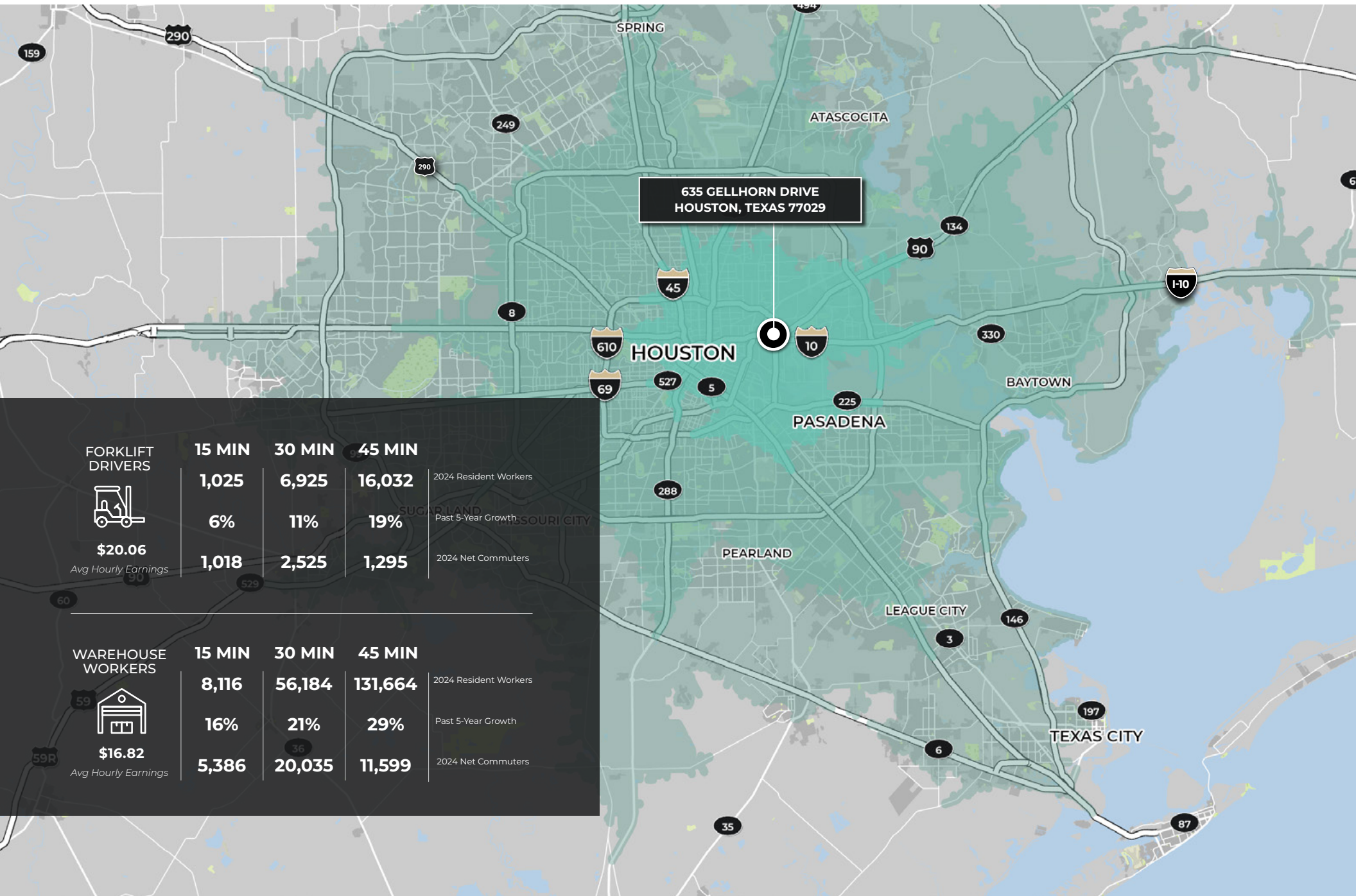


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Labor Map



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FORKLIFT DRIVERS



\$20.06

Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

1,025 6,925 16,032

6% 11% 19%

1,018 2,525 1,295

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

WAREHOUSE WORKERS



\$16.82

Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

8,116 56,184 131,664

16% 21% 29%

5,386 20,035 11,599

2024 Resident Workers

Past 5-Year Growth

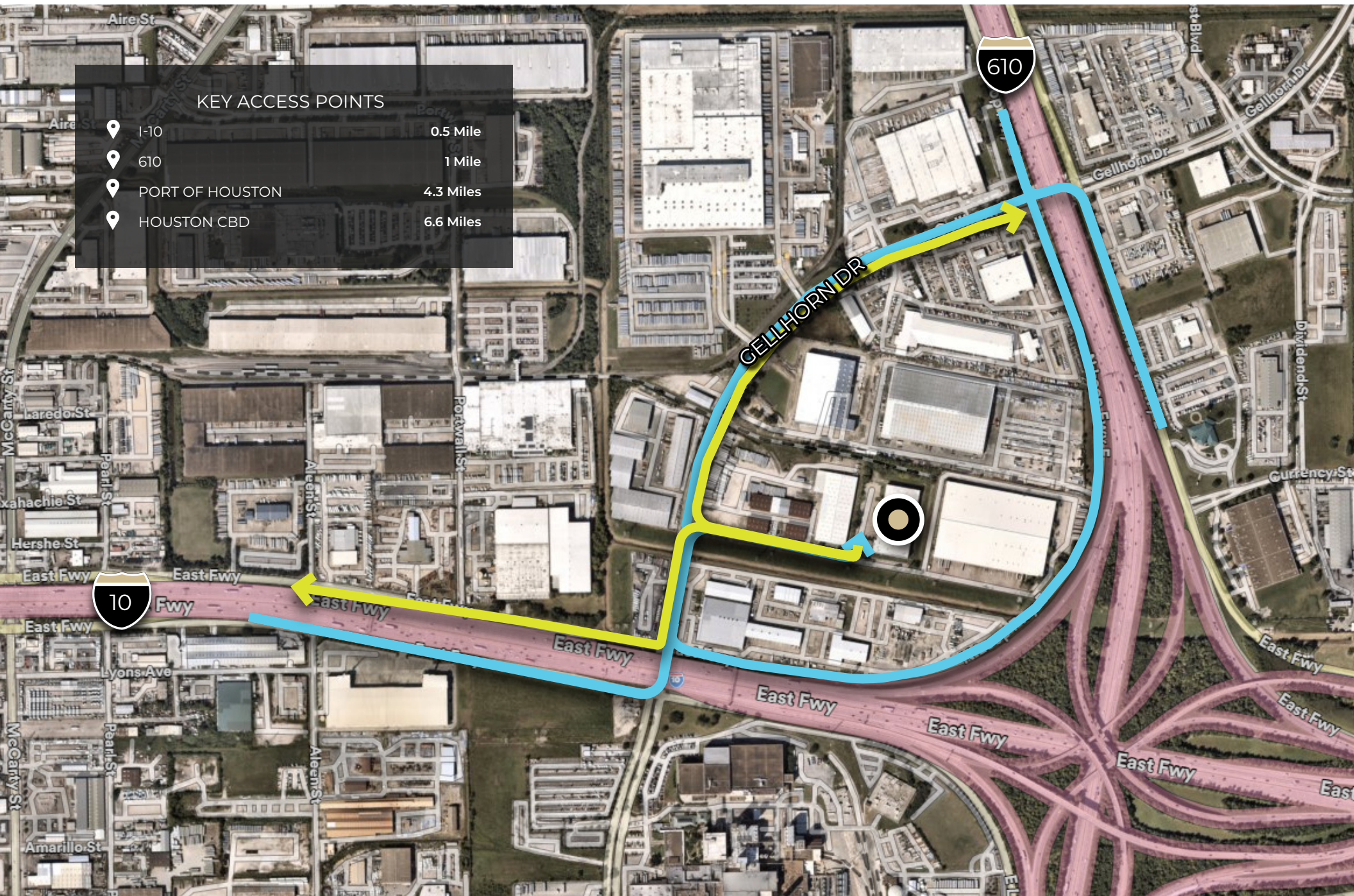
2024 Net Commuters

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Ingress / Egress Map



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KEY ACCESS POINTS

- 📍 I-10 0.5 Mile
- 📍 610 1 Mile
- 📍 PORT OF HOUSTON 4.3 Miles
- 📍 HOUSTON CBD 6.6 Miles

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Photos



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