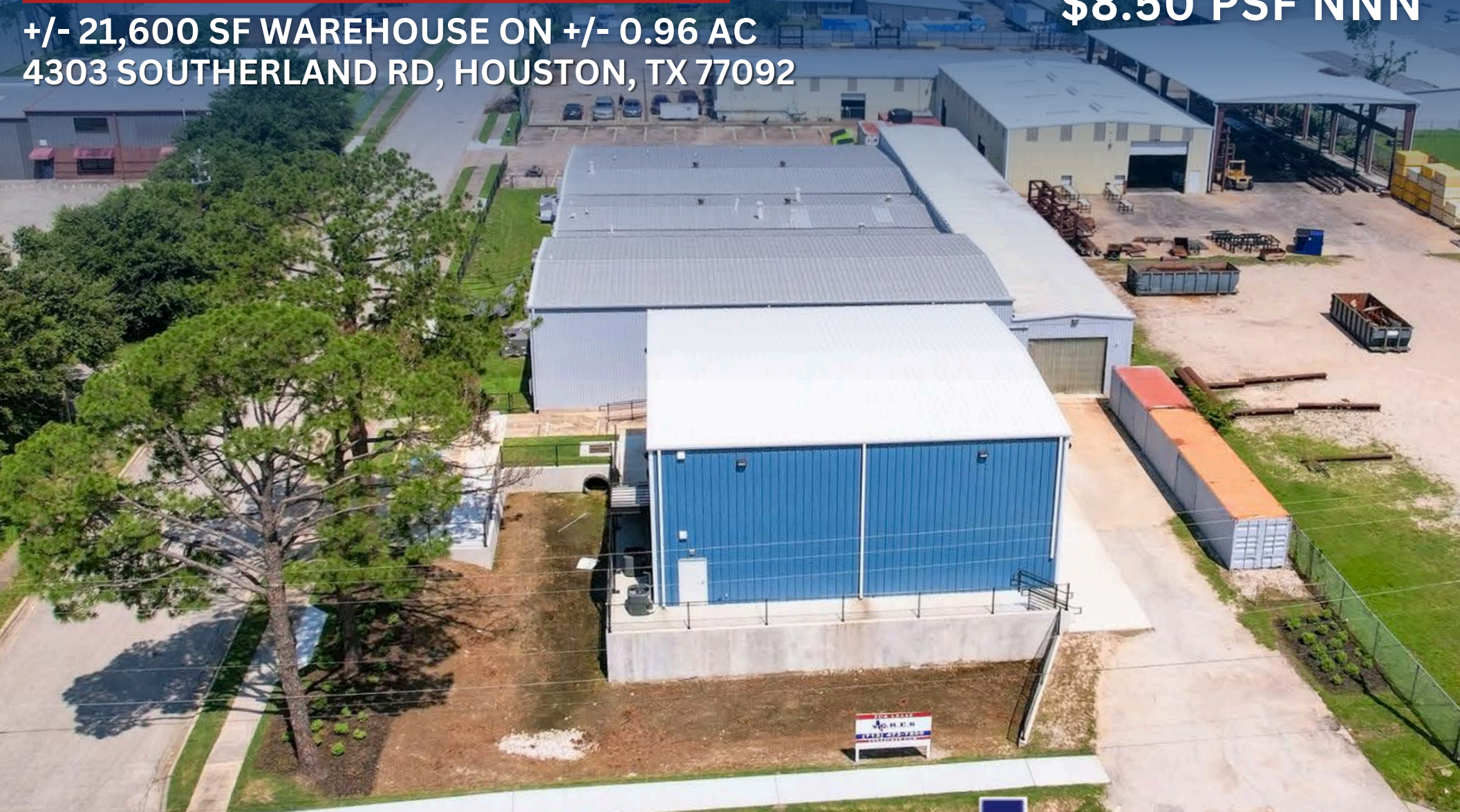


# FOR SALE OR LEASE

**\$2,900,000 OR  
\$8.50 PSF NNN**

**+/- 21,600 SF WAREHOUSE ON +/- 0.96 AC  
4303 SOUTHERLAND RD, HOUSTON, TX 77092**



JOEL C. ENGLISH

Managing Broker / Principal

Joel@TexasCRES.com

(713) 473-7200

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836





# PROPERTY HIGHLIGHTS



## Location

4303 Southerland Rd.  
Houston, TX 77092



## Asking Price

\$2,900,000 or  
\$8.50 PSF NNN



## Size

+/- 21,600 SF  
on +/- 0.96 AC

## Contact:

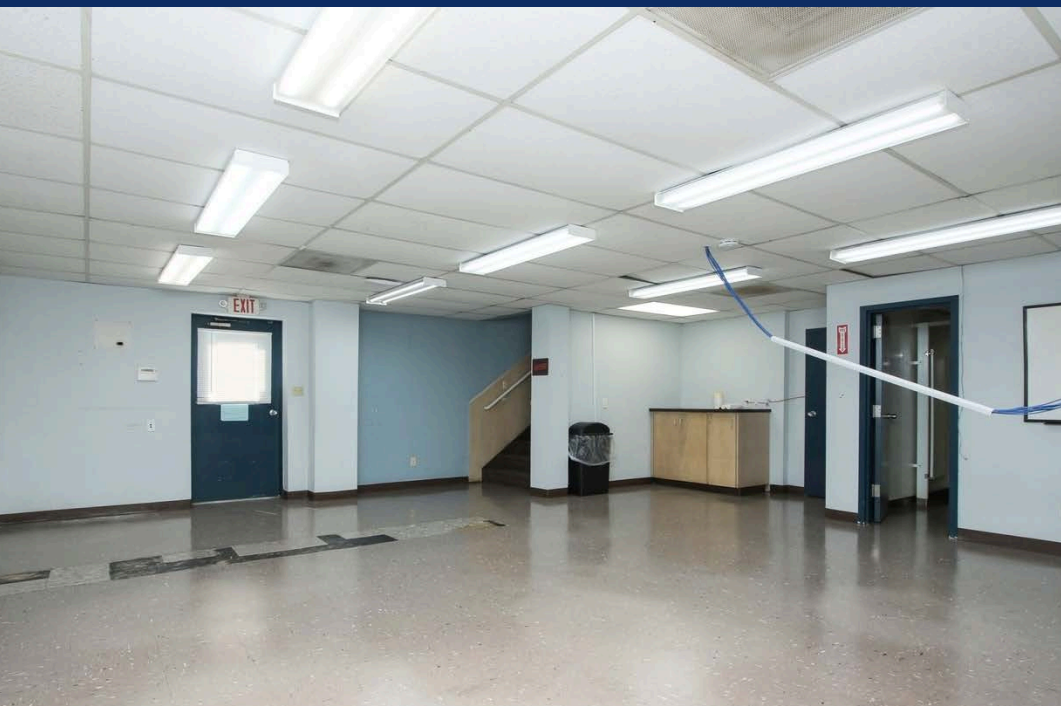
JOEL C. ENGLISH  
Managing Broker / Principal  
Joel@TexasCRES.com  
(713) 473-7200

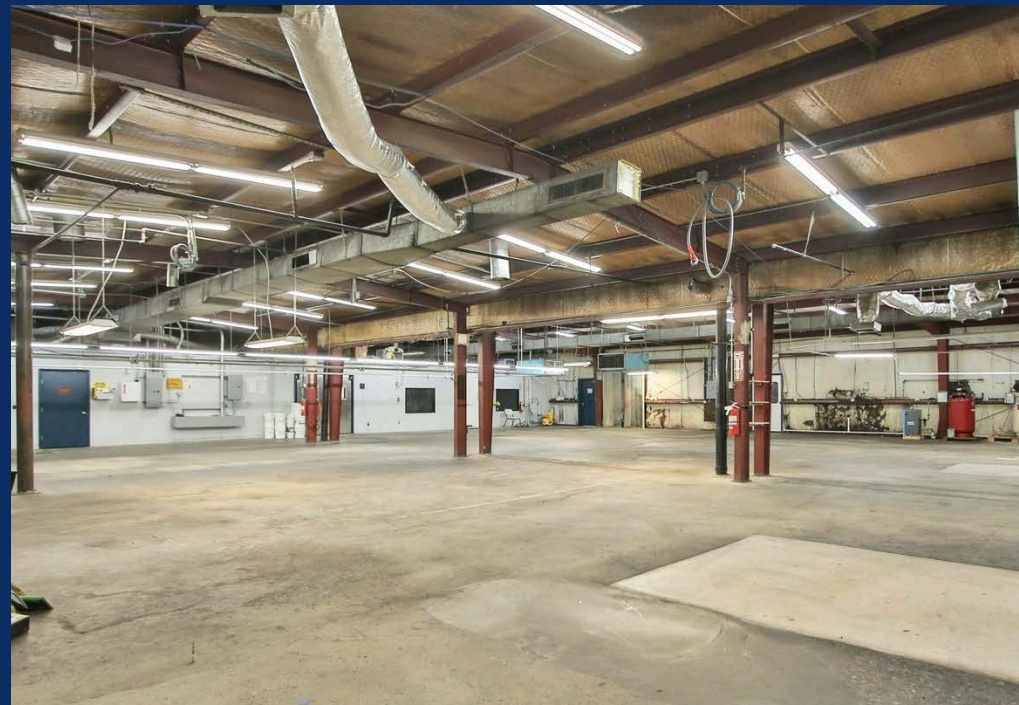
CHRIS JOYCE  
Principal  
Chris@TexasCRES.com  
(936) 577-0836

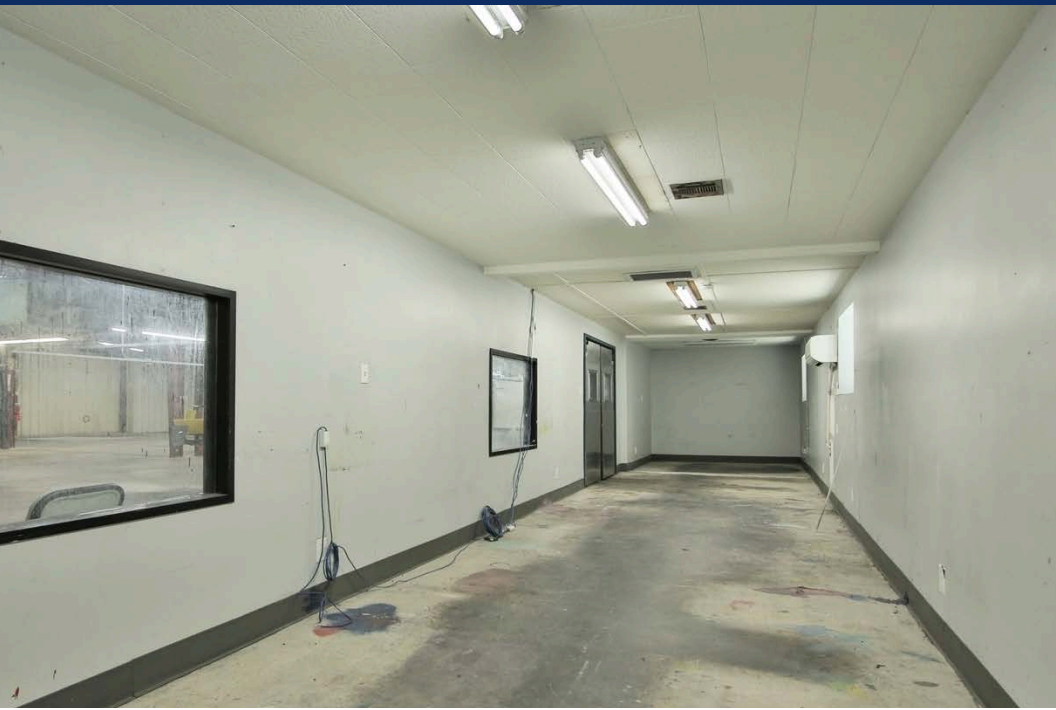
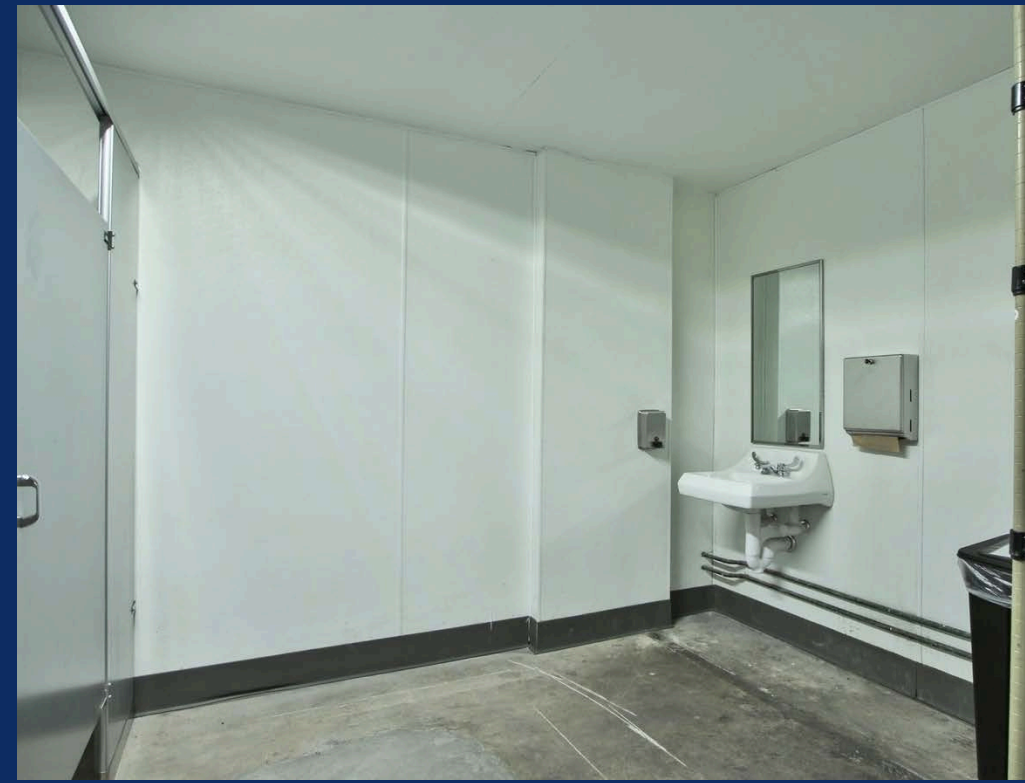
- Great +/-21,600 SF Industrial Lease or Purchase opportunity in Houston, TX.
- Building 1 Features:
  - 2 dock high doors (challenging access for truck). One door is 8x8 and the other is 8x10
  - Freight elevator
  - Second floor can be used for offices but are not finished out yet.
- Building 2 Features:
  - Main entrance has a vault, three bathrooms, and a mechanical room.
  - Two restrooms and a shower room in the warehouse.
  - Three Roll Ups: First roll up is 8.5x8.5, Second roll up is 10.5x12, and the Third roll up is 14x11.
  - Fully climatized warehouse with three offices and a break room off the side.
- One of the warehouses has three offices upstairs and two bathrooms.
- Heavy Power – 2000AMP at 480v.
- \$100k of new step-down transformers will remain for new operators use - mfg. options of 480,240,110.
- Existing dual screw compressors and air chillers will remain for new operator's use.
- One new AC unit. Currently 1 of the 3 warehouse AC needs repairs.
- New ethernet wiring recently installed to premises.
- 21 Total parking spaces on the property.
- Excellent visibility on both Southerland Rd. and Barney Rd. Less than 0.65 Miles to Hwy 290.



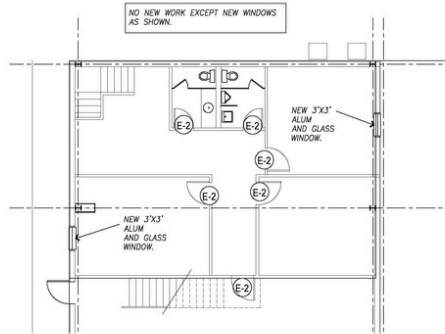




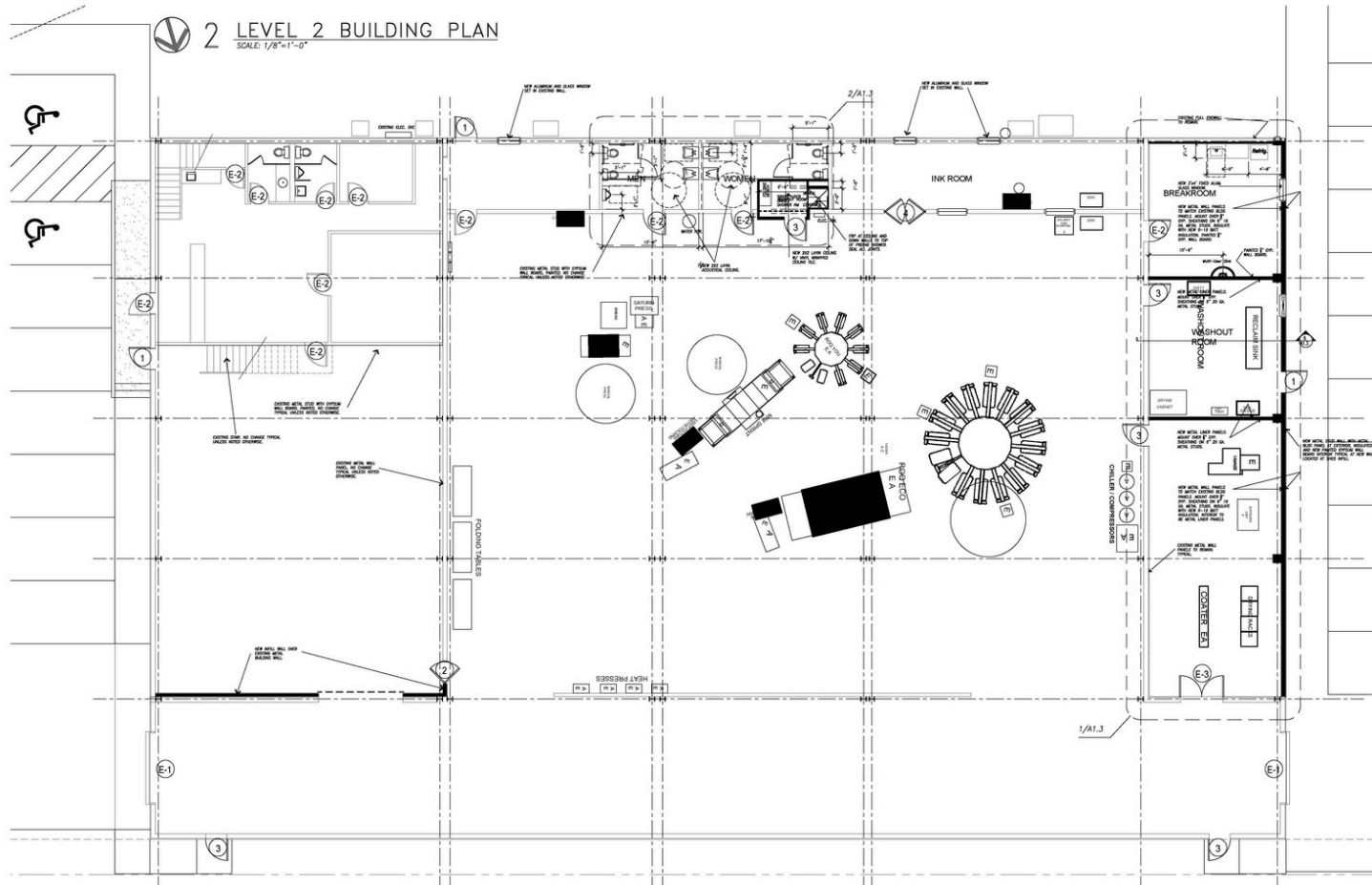




# FLOOR PLAN



2 LEVEL 2 BUILDING PLAN  
SCALE: 1/8"=1'-0"



1 LEVEL 1 BUILDING PLAN  
SCALE: 1/8"=1'-0"

Architectural  
Design  
Services

25647 Winford Estate Dr  
Richmond, Tx 77406  
(281) 415-8833

EMAIL: rtwain@yahoo.com



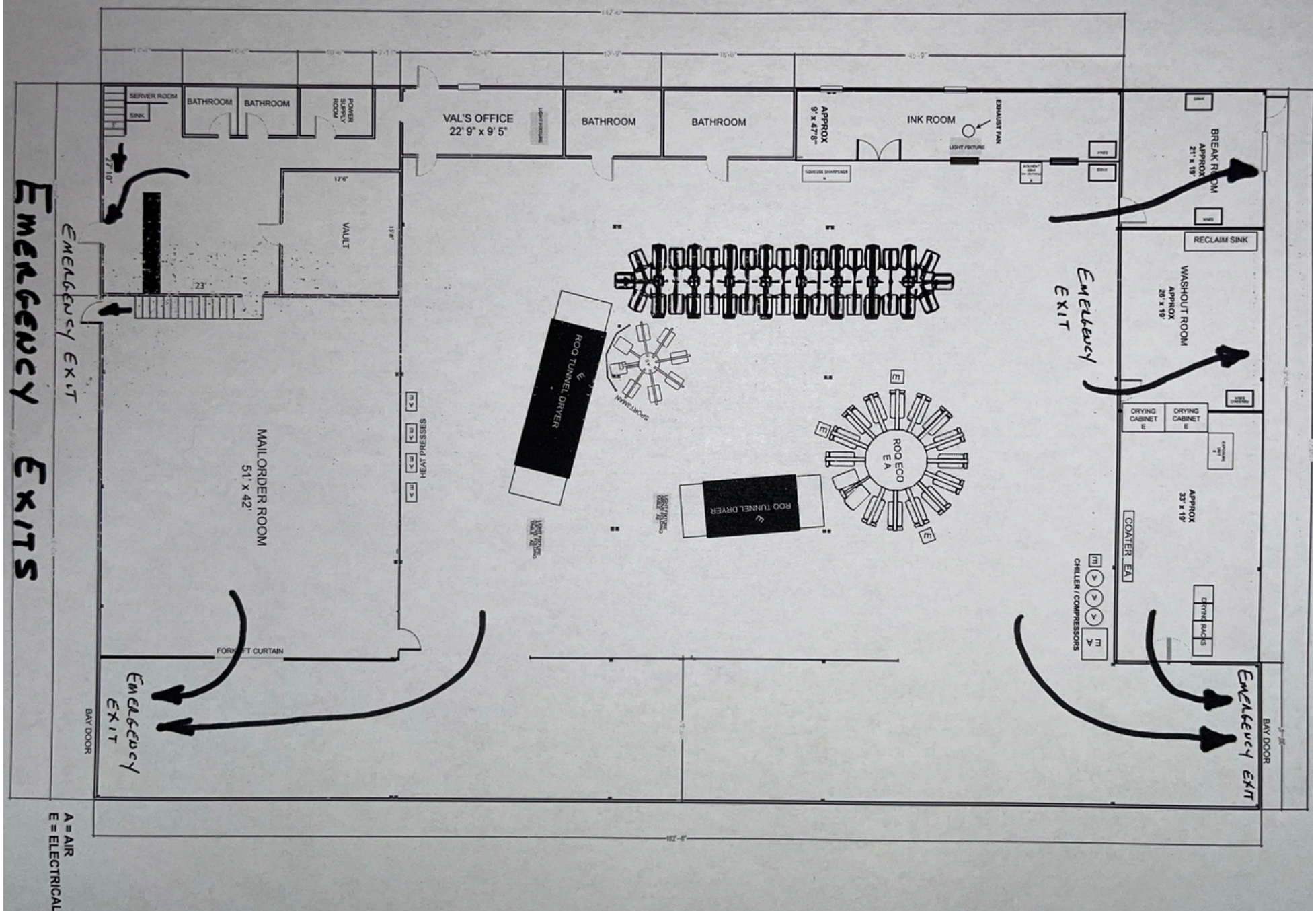
Night Owl Printing  
4303 Southerland Road  
HOUSTON, TEXAS 77092

ISSUE DATE	DESCRIPTION
10/23/2017	ISSUED FOR CONSTRUCTION

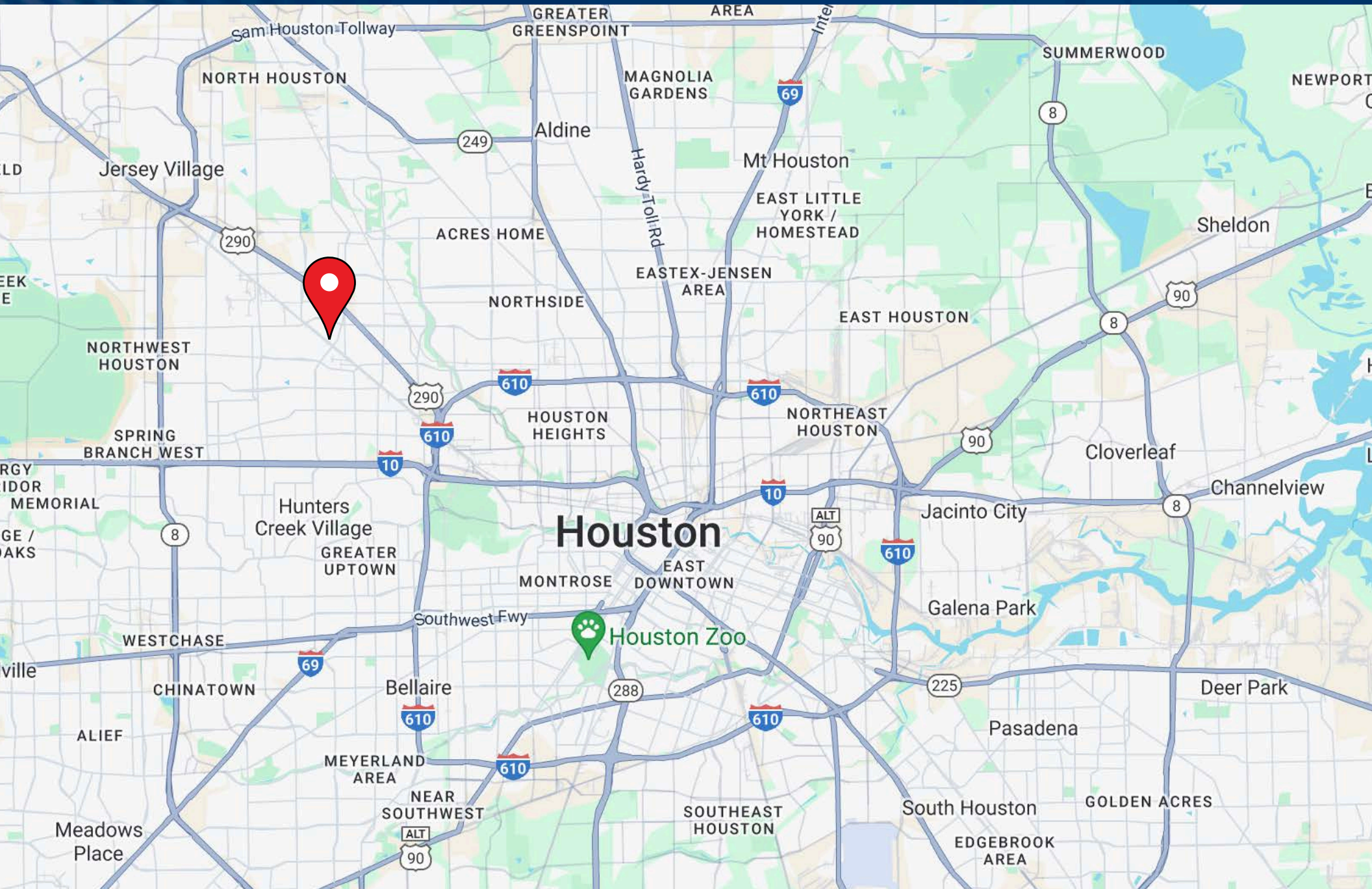
A1.1

Sheet Number

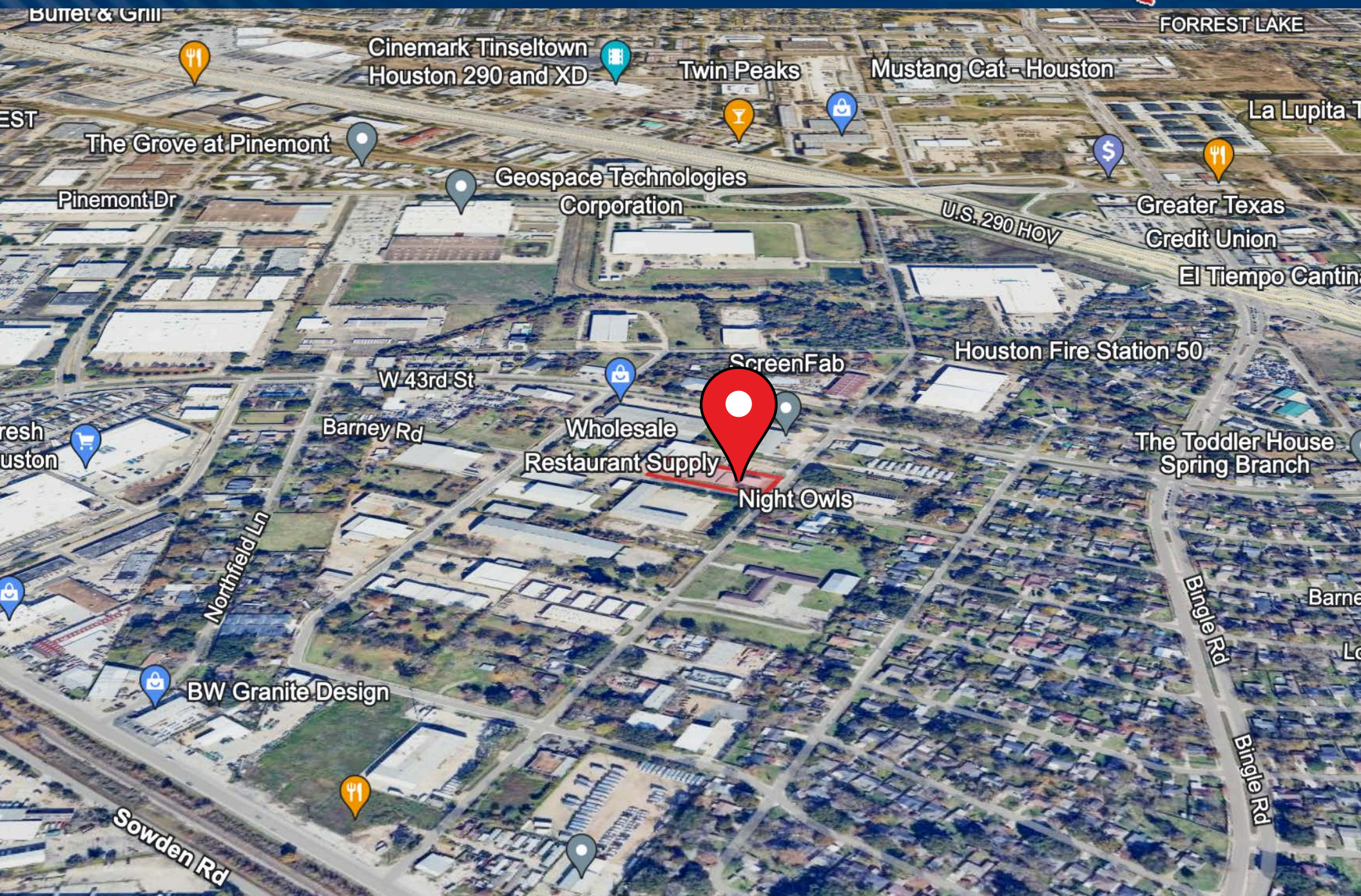
# FLOOR PLAN (ZOOMED IN)



# LOCATION MAP



# MARKET AERIAL



# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

4303 Southerland Rd, Houston, Texas, 77092

Ring of 3 miles

### KEY FACTS

**144,785**

Population



**54,258**

Households

**33.0**

Median Age

**\$42,897**

Median Disposable Income

### EDUCATION

**25.2%**

No High School Diploma



**29.8%**

Bachelor's/Grad / Prof Degree

**24.1%**

High School Graduate

**21.0%**

Some College/ Associate's Degree

**144,785**

2023 Total Population (Esri)

### INCOME



**\$49,462**

Median Household Income



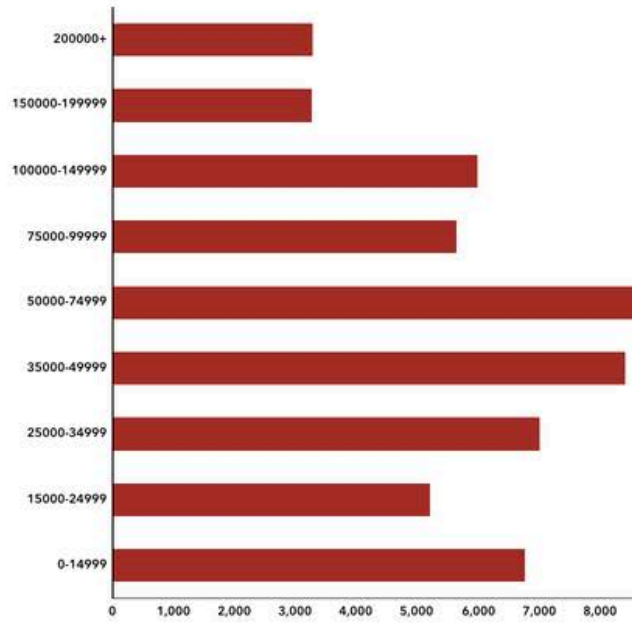
**\$30,163**

Per Capita Income

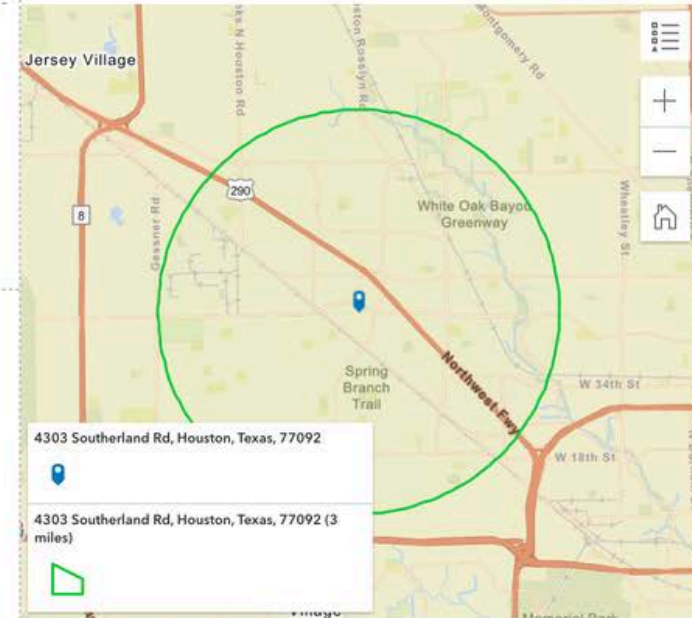


**\$28,616**

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



**49.9%**

White Collar



**33.2%**

Blue Collar



**18.5%**

Services

**4.1%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri





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