



PROPERTY OVERVIEW

Available Space: BUILDING 1 APPROX 7000 SF
BUILDING 2 APPROX 2000 SF

Office: ±800 SF

Eave Height: ±16' (+24' peak)

Year Built: RENOVATED 2023

Loading: SIX (6) 16'x12'
TWO (2) 14'x12'
FOUR (4) 10'x8'

Floodplain: No

Location: Convenient location to I-10 & BELTWAY 8

Features: Two large heaters, air for pneumatic tools and completely fenced with gate & concreted yard. Front and rear access available.

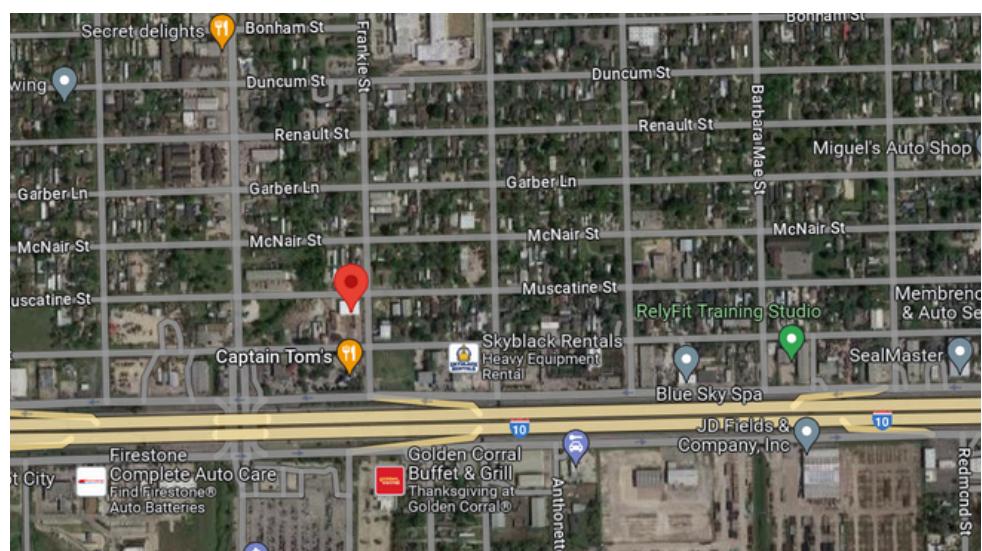
ECONOMIC DATA

Sale Price: \$1.7 M

Cap Rate: 7%



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