

## **601 S 14TH ST, LA PORTE, TX 77571**

#### **OVERVIEW**

IOS Available: ±1.00 acres

Office Space SF: ±1,200 SF

Warehouse SF:  $\pm 5,000$  SF

### **PROPERTY HIGHLIGHTS**

- Core of Houston Industrial Market
- ±1.00 Acre of IOS available
- Paved, Fenced, Lit, and Secured
- High Quality Office Space
- Recently Built Maintenance Shop

### **PERMITTED USES**

- Contractor Office
- Container Storage
- Commercial Vehicle Parking
- Tractor Trailer Parking
- Equipment Storage

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## **MULTI-TENANT OPTION**

Address	Usable Ac	Timing	Asking \$ Rent/Mo	Expenses
601 S 14th St	1.00 ac	IMMEDIATELY	Negotiable	NNN

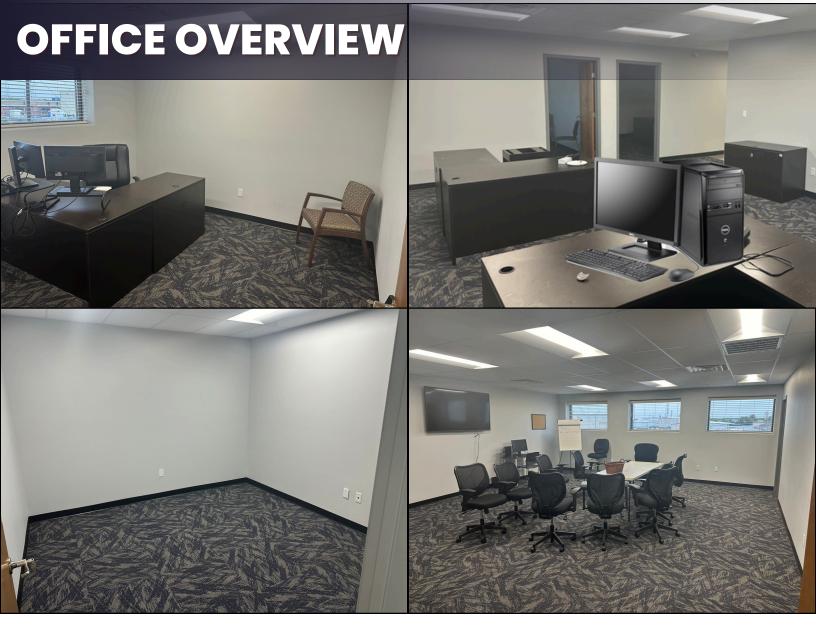
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### **WAREHOUSE SPACE**

- Newly Built Warehouse Space w/ direct access to offices
- 3 Drive in Doors
- Ample Employee Parking

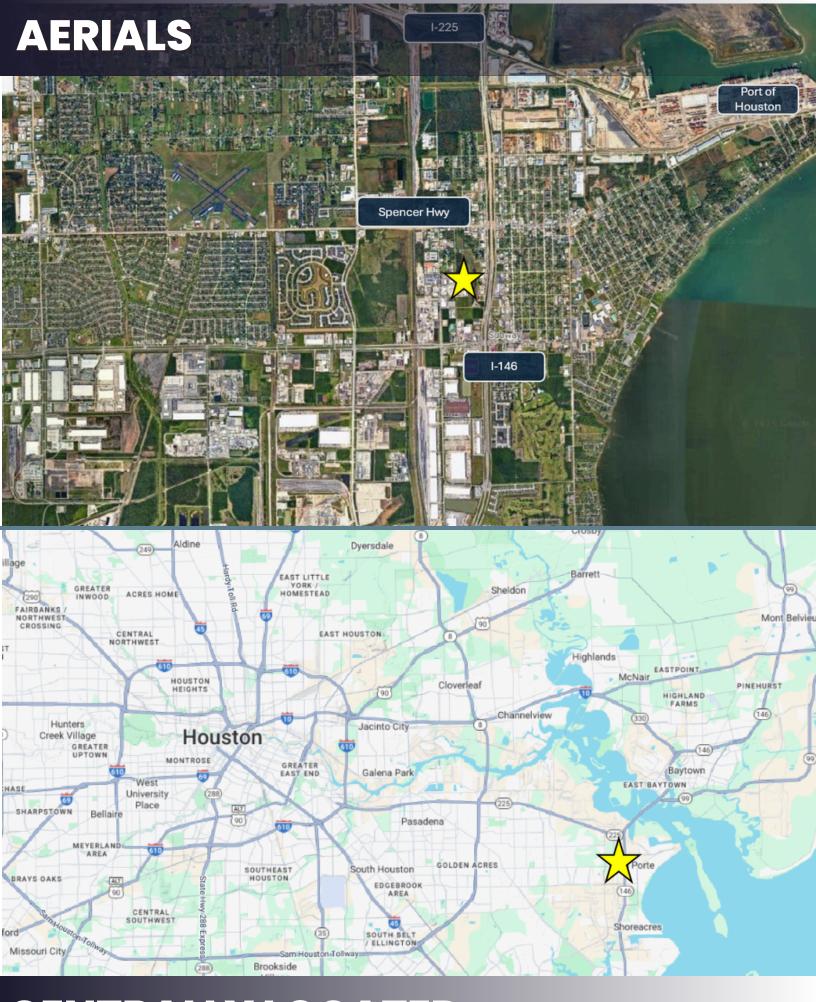
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### **2ND FLOOR OFFICE SPACE**

- ±1,200 SF of high-quality office
- 2-Private Office Suites
- Reception Area
- Conference Room

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# **CENTRALLY LOCATED**