



Industrial Warehouse Opportunity | Houston, TX

14826 Yarberry St, Houston, TX — North Houston Industrial Corridor

Listing Price

\$1,000,000

Building Size

±9,100 SF

Land Area

±0.32 Acres

Property Type

Industrial Warehouse

Executive Summary

A Functional Industrial Asset in North Houston

14826 Yarberry St offers a well-sized, operationally versatile warehouse in one of Houston's most active industrial submarkets. At $\pm 9,100$ SF on ± 0.32 acres, this property is scaled appropriately for an owner-user, small industrial operator, or value-add investor looking to establish or consolidate a North Houston presence.

The building's flexible layout accommodates a range of end uses — from distribution and light manufacturing to contractor staging and warehouse-office combinations — without the overhead burden of a larger facility. The site provides immediate access to Houston's broader logistics network via I-69, the Hardy Toll Road, and Bush Intercontinental Airport (IAH), positioning occupants within reach of regional supply chains and a deep labor pool.

Key Metrics

Price: \$1,000,000

Building: $\pm 9,100$ SF

Land: ± 0.32 Acres

Use: Warehouse / Flex

Market: North Houston

Investment Highlights

Built for the Working Operator

Right-Sized Footprint

±9,100 SF of functional warehouse space on ±0.32 acres — scalable for a single operator without excess square footage or carrying costs.

Owner-User Ready

Ideal for businesses seeking to own their operating facility rather than lease — building equity while controlling occupancy costs.

Operational Versatility

Functional layout supports distribution, light manufacturing, contractor operations, and warehouse-office hybrid configurations.

Prime Corridor Position

Situated in an active North Houston industrial corridor with established infrastructure, neighboring industrial users, and strong market fundamentals.

Logistics Access

Direct proximity to I-69, Hardy Toll Road, and IAH — connecting operators to regional distribution networks and Houston's core commercial zones.

Manageable Overhead

At \$1,000,000, the acquisition represents a cost-effective entry point into ownership with a building scaled to minimize operational waste.

Property Overview

14826 Yarberry St – At a Glance

| | |
|----------------------|--|
| Address | 14826 Yarberry St, Houston, TX |
| Listing Price | \$1,000,000 |
| Building Size | ±9,100 SF |
| Land Area | ±0.32 Acres |
| Property Type | Industrial Warehouse |
| Primary Use | Warehouse / Flex / Light Manufacturing |
| Submarket | North Houston Industrial Corridor |
| Occupancy | Available for Owner-User Occupancy |
| Zoning | Industrial (verify with municipality) |



Location Overview

North Houston: A Proven Industrial Submarket



I-69 & Hardy Toll Road

The property sits within close proximity to I-69 (US-59) and the Hardy Toll Road, providing direct north-south arterial access to Downtown Houston, the Port of Houston, and North Texas distribution corridors.



Deep Labor Pool

North Houston supports a large and skilled blue-collar workforce, with established residential communities nearby that provide consistent staffing options for warehouse, manufacturing, and logistics operations.



Bush Intercontinental Airport (IAH)

George Bush Intercontinental Airport is minutes away — a major advantage for businesses dependent on air freight, time-sensitive deliveries, or regular executive travel.



Growing Industrial Demand

North Houston continues to attract industrial tenants and owner-users driven by e-commerce, energy sector supply chains, and last-mile distribution needs. Vacancy in the corridor remains tight, supporting long-term asset value.

Ideal User Profile

Who This Property Works For

14826 Yarberry St is sized and configured for operators who need functional, efficient space without the overhead of a large-scale industrial facility. The following user types are well-matched to this asset:



Contractors & Trades Businesses

Ideal for HVAC, plumbing, electrical, or general contracting firms needing a staging yard, equipment storage, and a small office footprint under one roof.



Distribution & Fulfillment

Well-suited for regional distributors or e-commerce operators requiring a Houston-based fulfillment point with quick access to major arterials and IAH.



Light Manufacturing

The clear-span layout and industrial zoning support fabrication, assembly, and light production operations for small-to-mid-size manufacturers.



Storage + Office Operators

Businesses requiring a combination of warehousing and administrative space — such as equipment dealers, specialty suppliers, or service firms — will find the layout adaptable to their needs.

Why Buy vs. Lease

The Case for Ownership at This Price Point

Ownership Advantages

- Build equity with every payment — lease payments produce no asset value
- Lock in occupancy costs against rising lease rates in a tight market
- Freedom to modify and improve the facility without landlord approval
- Asset appreciation potential in a growing industrial submarket
- Potential SBA 504 financing available for owner-occupants

Market Context

North Houston industrial lease rates have trended upward as available supply tightens. For operators currently leasing comparable space, acquisition at \$1,000,000 can represent a competitive monthly cost structure — with the added benefit of long-term asset control.

At ±9,100 SF, this property eliminates the inefficiency of oversized facilities while providing the operational capacity most small industrial businesses require day-to-day.

Deal Summary

The Numbers at a Glance

\$1M

Asking Price

Competitive for the North Houston industrial submarket at this size and configuration

9,100

Square Feet

Functional warehouse square footage suited for a range of industrial end uses

0.32

Acres of Land

Sufficient lot size for truck maneuvering, outdoor storage, and future improvements

\$110

Price per SF

Approximate cost basis per square foot — a defensible entry point in today's market

📄 All figures are approximate and subject to verification. Buyers are encouraged to conduct independent due diligence on building specifications, zoning compliance, and utility capacity.



Market Context

Houston Industrial: Fundamentals Remain Strong

Houston ranks among the top U.S. markets for industrial real estate activity, driven by energy sector supply chains, port-related logistics, and continued population and business growth. The North Houston submarket in particular has seen sustained demand from small-to-mid-size operators seeking proximity to IAH, the Hardy corridor, and the broader metro labor base.

Available industrial inventory at the sub-10,000 SF owner-user scale remains limited, creating a favorable acquisition environment for buyers acting in the near term. Properties in this size range and price bracket have historically transitioned quickly when brought to market at competitive pricing.

Contact

Schedule a Tour or Request Information

For qualified buyers, additional property details, inspection access, or financing guidance, please reach out directly. This property is available for immediate showing.

Listing Broker

Name: [Broker Name]

Title: [Title / License No.]

Phone: [Phone Number]

Email: [Email Address]

Firm: [Brokerage Firm Name]

Property Address


14826 Yarberry St
Houston, TX

Asking Price

\$1,000,000

Size

±9,100 SF | ±0.32 Acres

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