

For Sale

cresa



Rare High-Capacity Power Site

72.28 MW Fully Committed For Delivery Within 24 Months

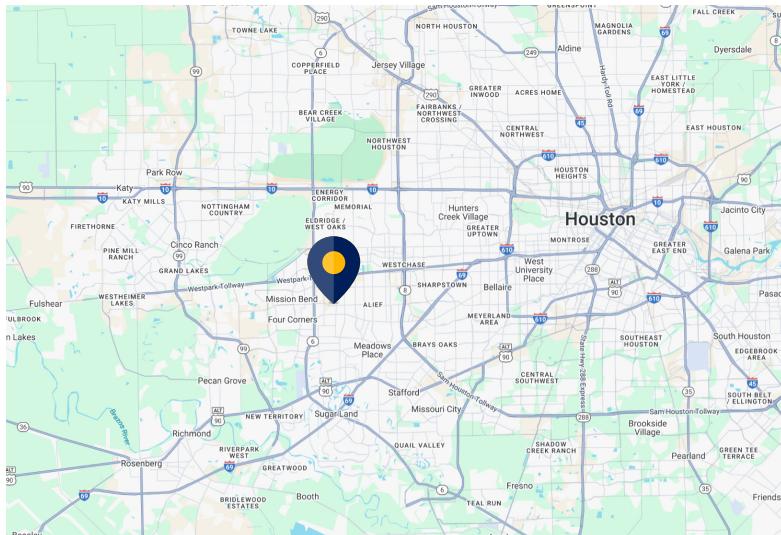


13700 Beechnut St | Houston, Texas 77083

Property Snapshot

Property Profile

Address	13700 Beechnut St
City / County	Houston, Texas / Harris County
Total Building Area	147,515 SF (Expandable To 175,000 SF)
Total Land Area	±10.98 AC
Year Built	1986 (Tilt-Wall Construction)
Zoning	None



For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com



Property Features

- » Adaptable For A Variety Of Uses
- » 24" Natural Gas Pipeline Adjacent
- » Executed Centerpoint TFEA for 72.28 MW
- » Fire Station Adjacent
- » Proximity To 138 KV Power Line
- » Wastewater Treatment Plant Adjacent
- » Power Access Through Right Of Way
- » Never Flooded
- » 12" Water Line In Place
- » 55 Ft Building Height
- » 30" Waste Line Adjacent
- » Current 6.00/1,000 Parking Ratio

Overhead View



For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com

cresa 

Property Aerial

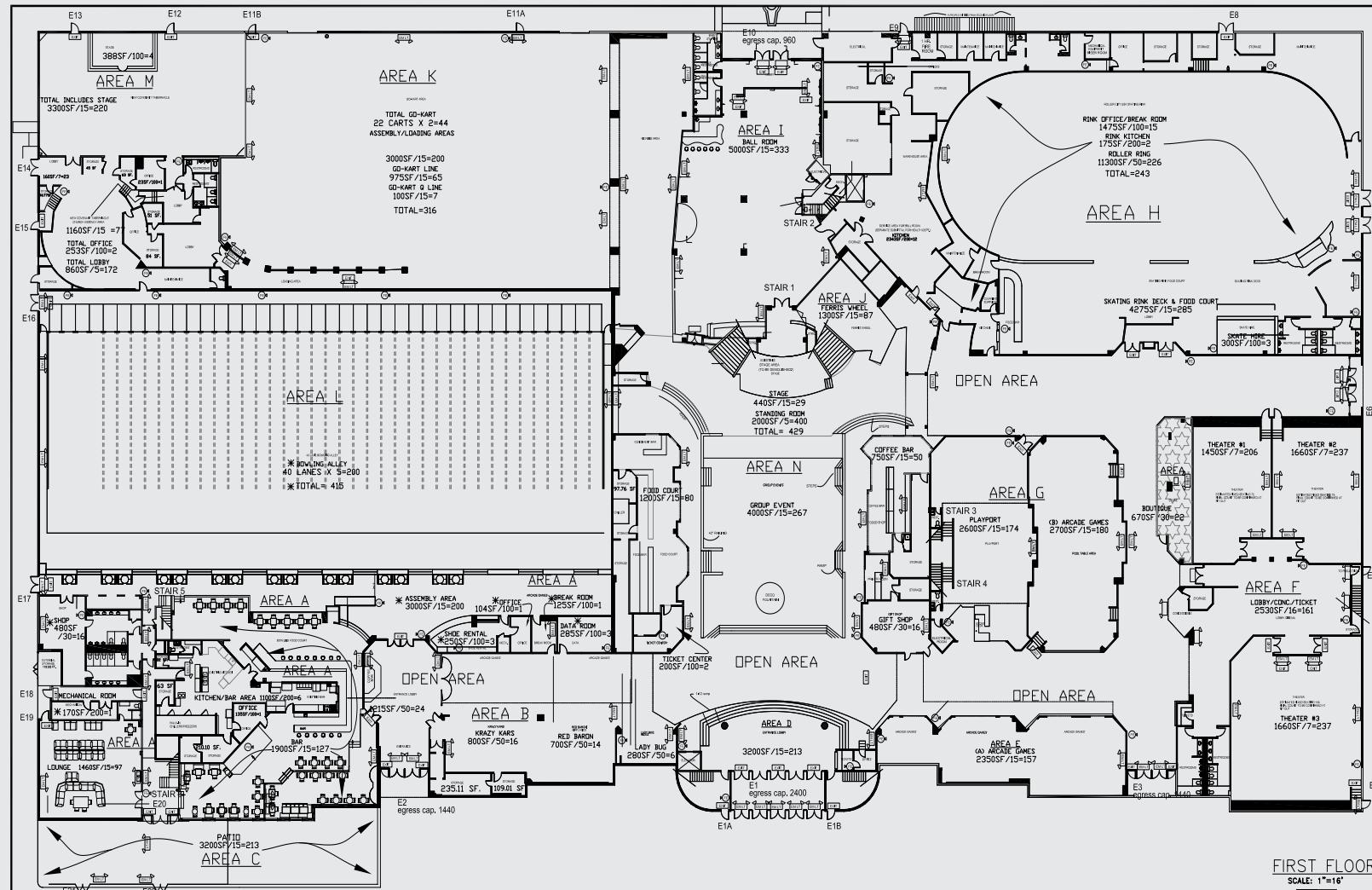


For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com

cresa 

First Floor

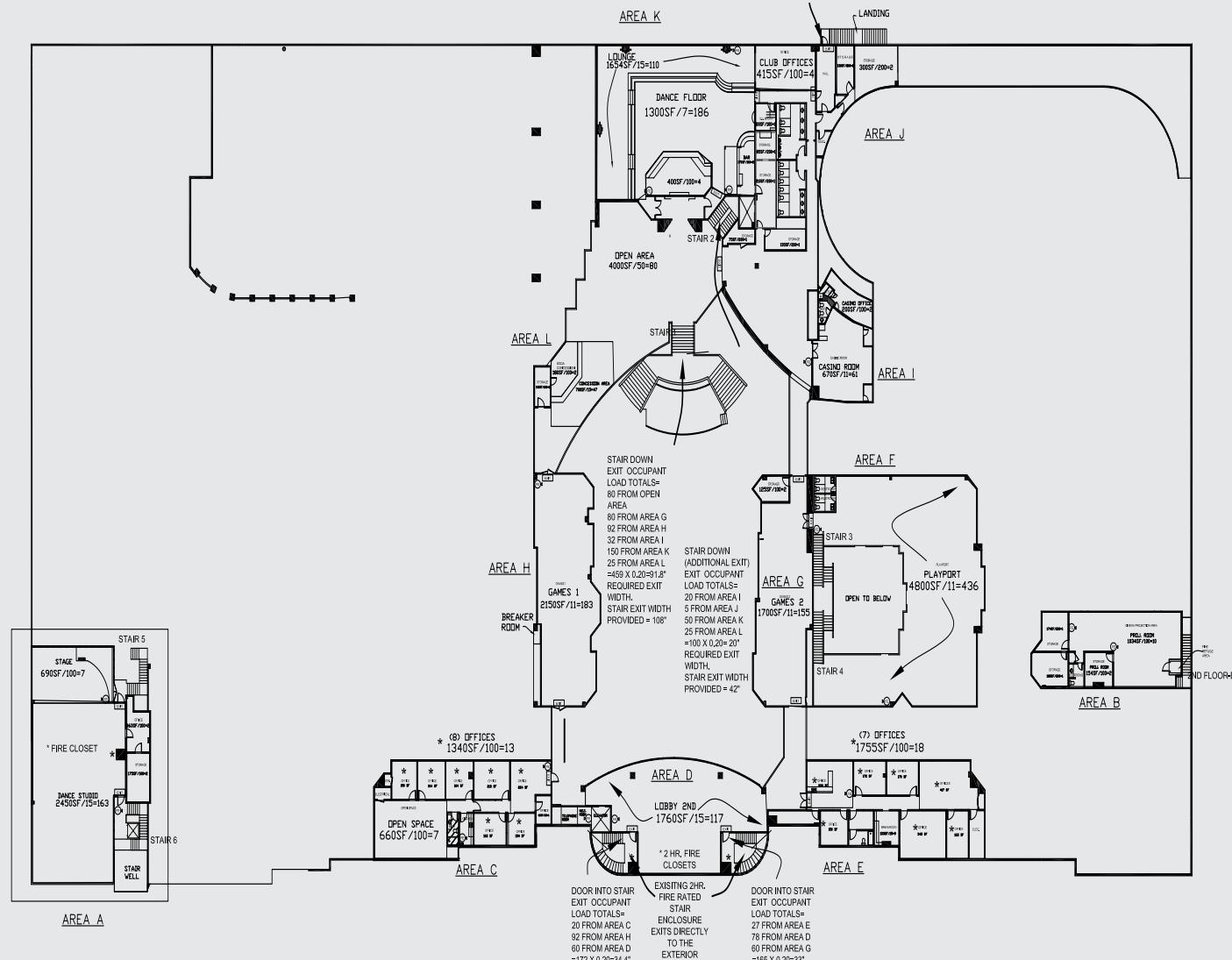


For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com

cresa

Second Floor

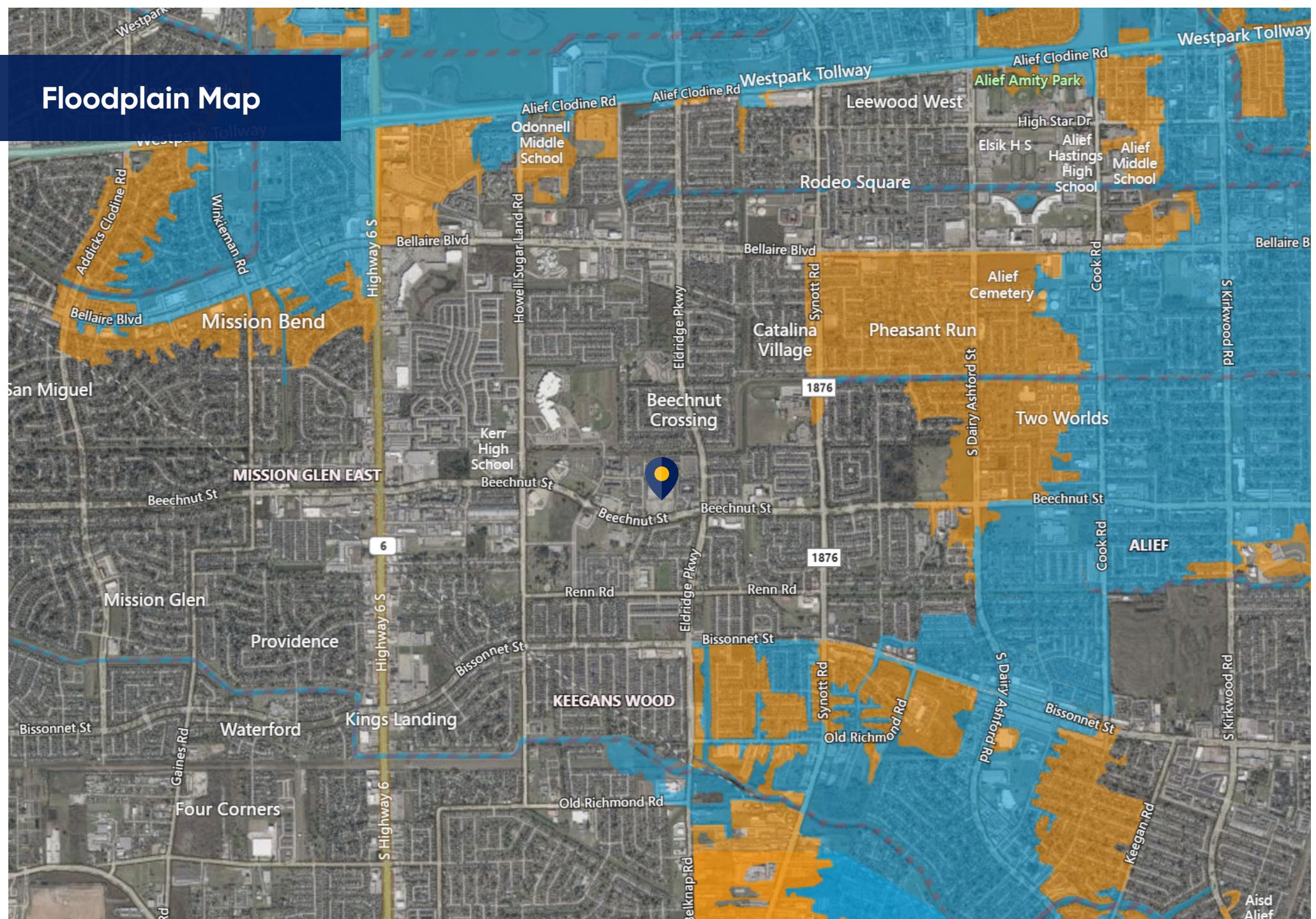


For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com

cresa

Floodplain Map



For More Information

Joshua Marcell | 713.353.4112 | jmarcell@cresa.com

cresa 

For More Information

Joshua Marcell
Senior Vice President
713.353.4112
jmarcell@cresa.com



Neither the owner, nor Cresa nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this report or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this report or use of its contents. You are to rely solely on your investigations and inspections in evaluating a possible purchase of the Property.

cresa 