

For Sale

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Rare High-Capacity Power Site

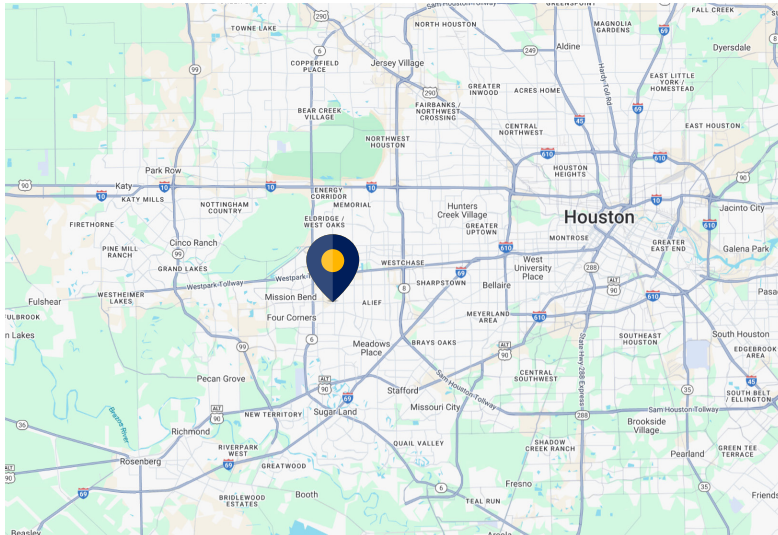
72.28 MW Fully Committed For Delivery Within 24 Months

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

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Property Features

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

Overhead View



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Property Aerial

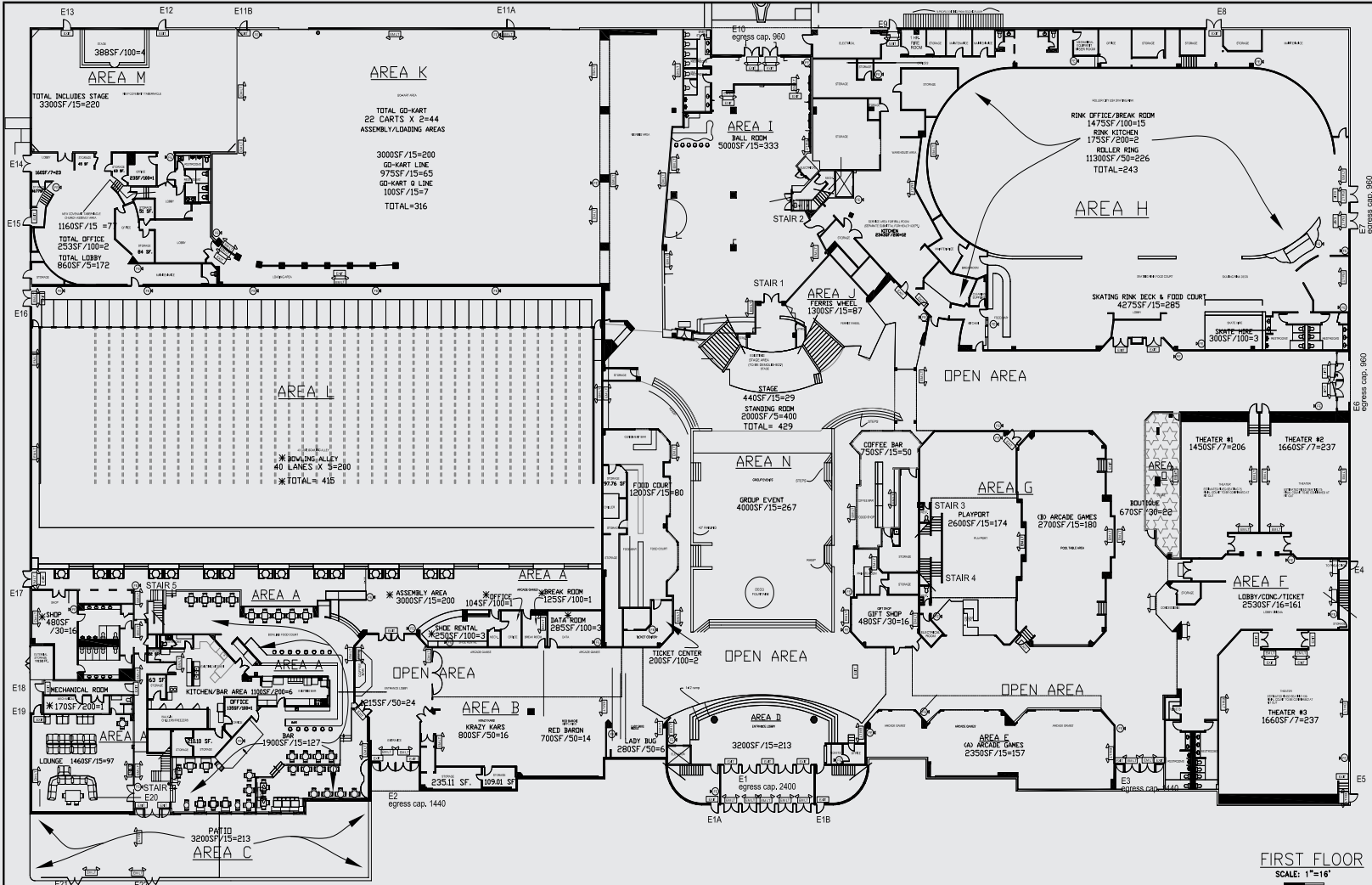


For More Information

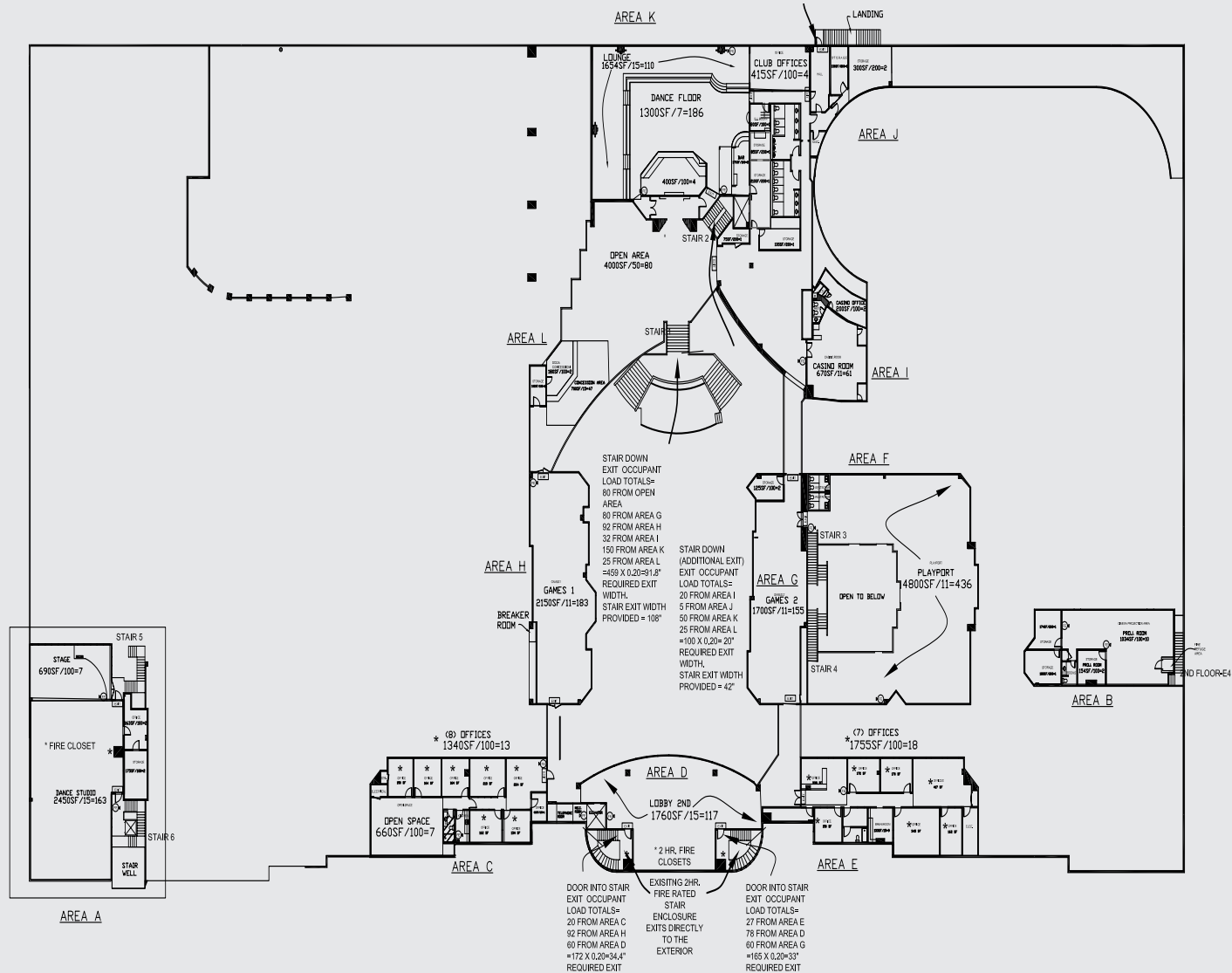
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First Floor



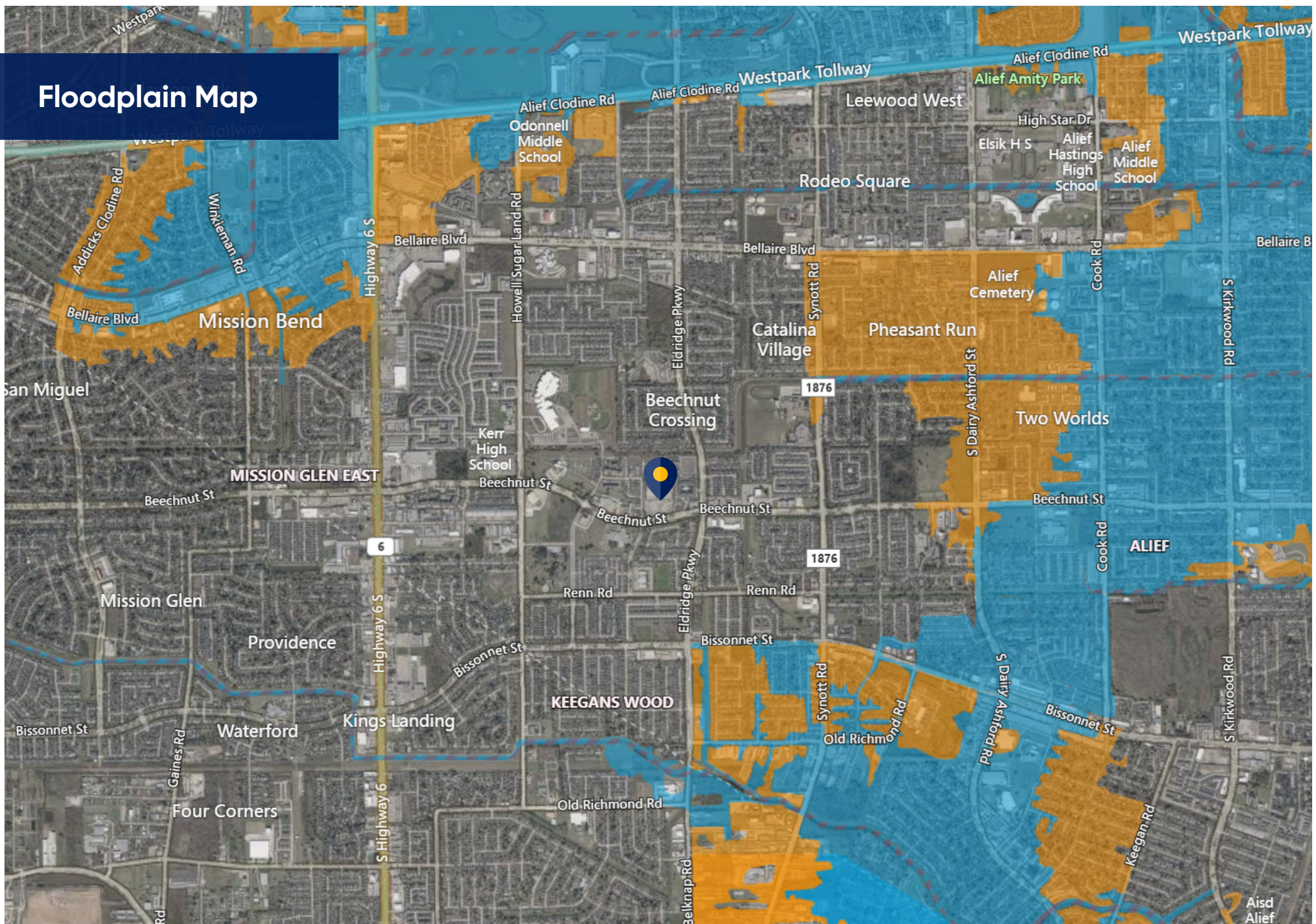
Second Floor



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Floodplain Map



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