



FOR LEASE

2802 Canal Street | Houston, TX
119,340 SF Infill Distribution Building
9,750 – 50,538 SF Available

PROPERTY INFORMATION:

- Most Functional Warehouse in EaDo/East End
- 119,340 SF Infill Distribution Building
- 9,750 – 50,538 SF Available
- Complete Exterior Restoration
- New Interior Makeready and Whitebox
- New Office Buildout Available
- Dock High Loading
- Grade Level Loading Available
- Eighty-Seven (87) Foot Loading Depth
- Improved Parking Lot and Truck Court
- New LED Lighting / Exterior Flood Lights
- Partial New Roof and Major Improvements
- Fully Sprinklered
- 1 Mile From Downtown



MARKETED BY:



**ALPINE
PARTNERS**

From Foundation to Summit

Derick Perkins

432.296.2994

derickp@alpinecre.net

Kyle Fischer

281.627.0834

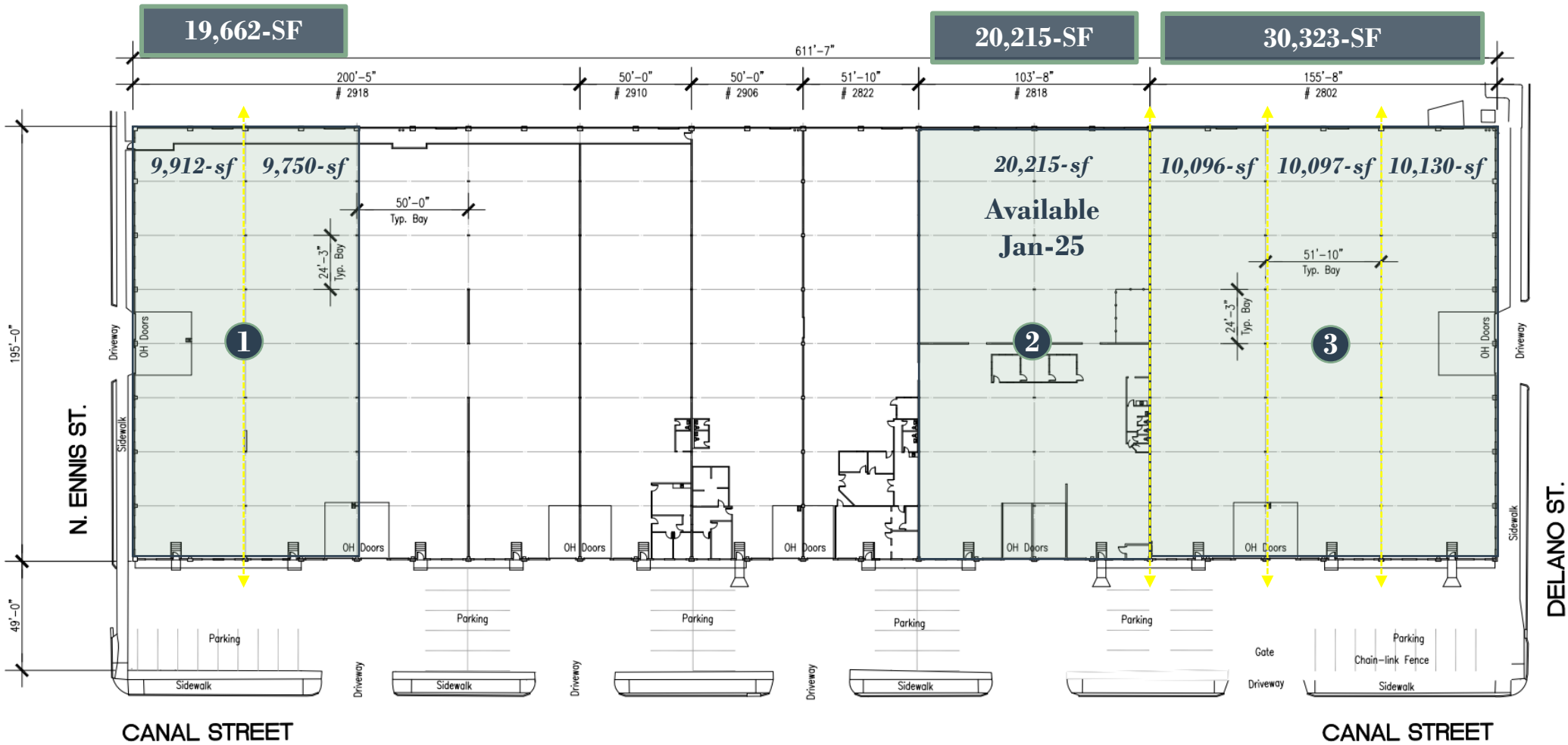
kylef@alpinecre.net



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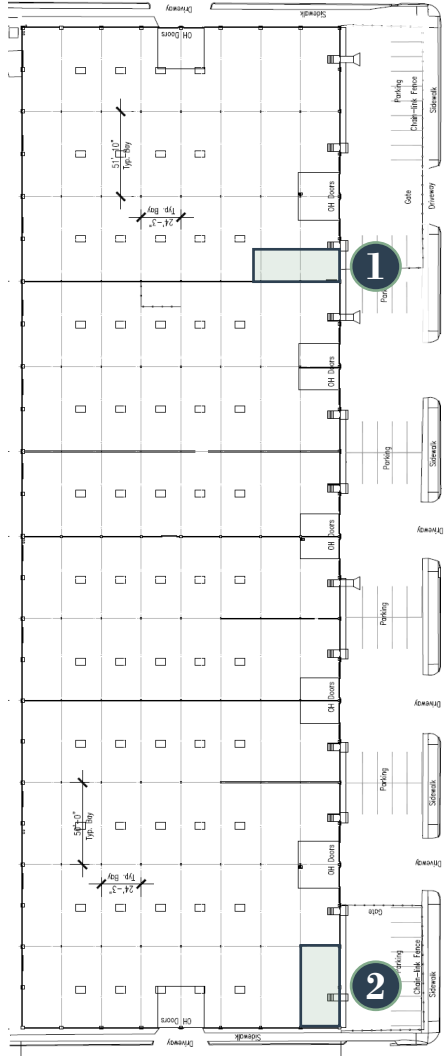
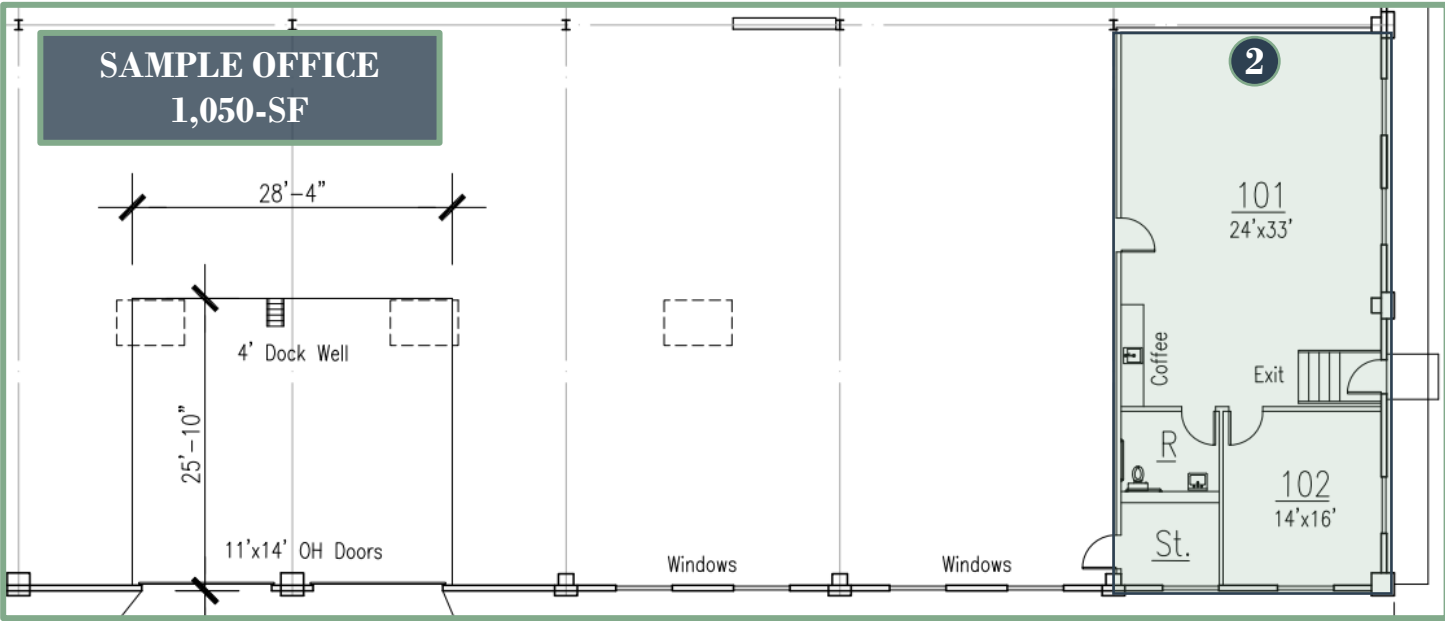
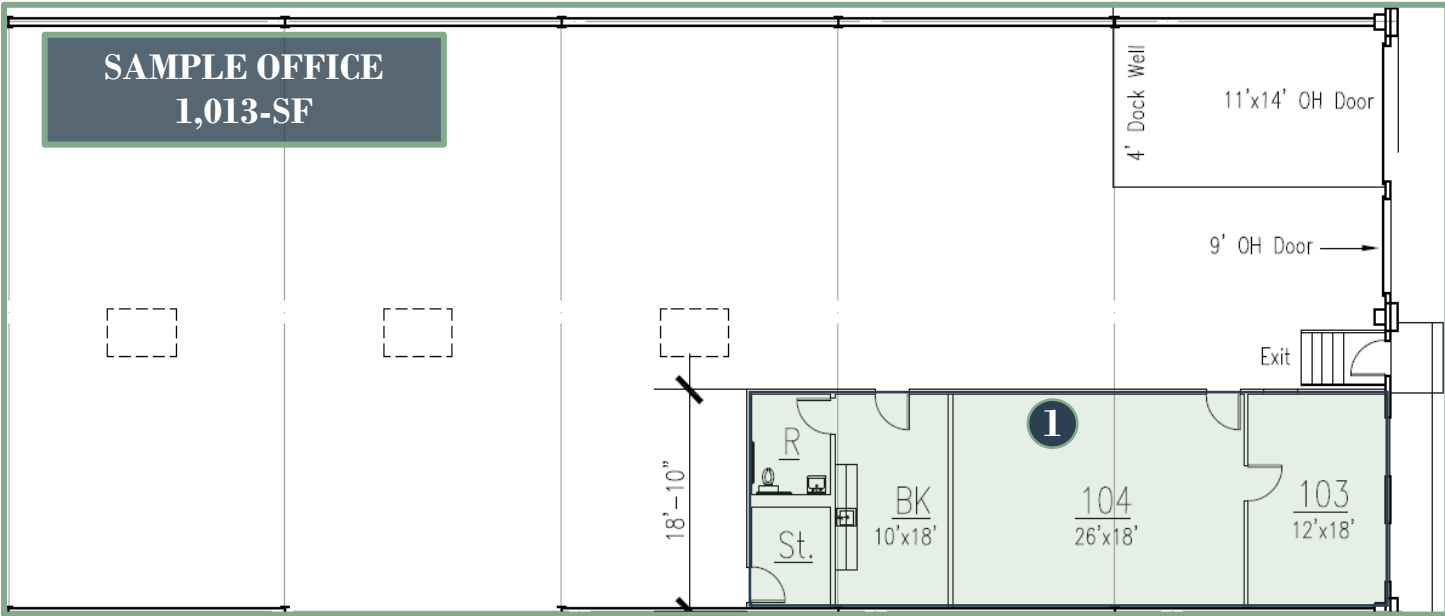
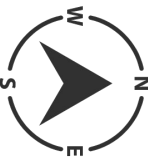
102 Canal Street | Houston, TX

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**NEW WAREHOUSE
ROOF (2024)**

**NEW WAREHOUSE
WINDOWS**

**NEW EXTERIOR
PAINT**



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 **FOR LEASE**
DERICK PERKINS
832-205-8636
WWW.ALPINEPARTNERS.NET



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**NEW LED
LIGHTING**

**NEW COLUMN
PAINTING**

**POLISHED
CONCRETE FLOOR**

**NEW WAREHOUSE
WINDOWS**

**NEW WAREHOUSE
PAINT**



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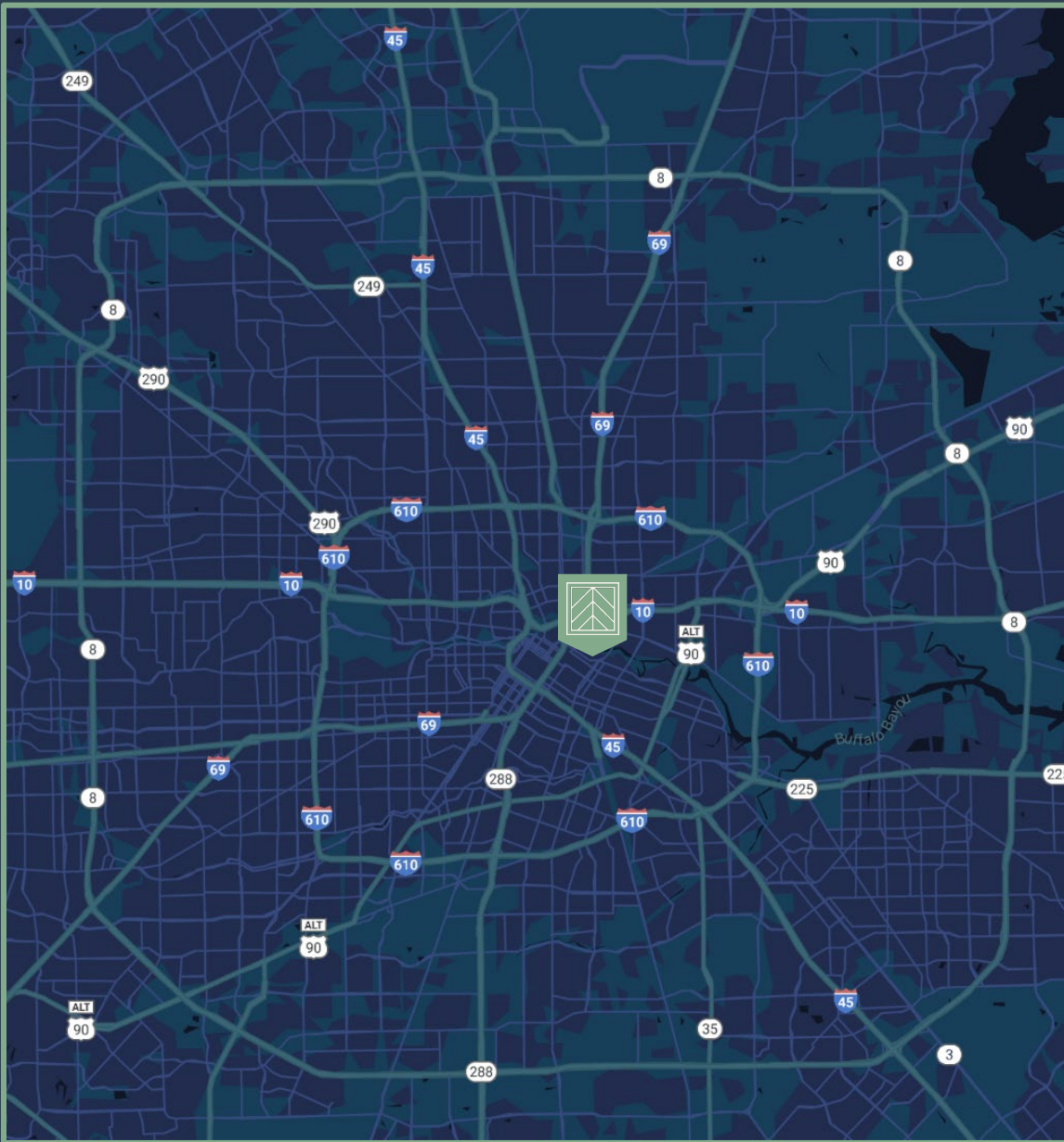
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AVAILABLE IMMEDIATELY!

- 9,750 – 50,538 SF Space
- New Office Buildout Available
- New Interior Makeready
- New Exterior Restoration
- 1 Mile from Downtown

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