



B

12017 Carlsbad St, Houston, TX 77085

United[®]
Real Estate
Premier



Sang Cha

United Real Estate

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C

\$12.80 /SF/YR

For Lease

3,000SF Metal Building at 12017 Carlsbad St, Bldg C, Houston, TX 77085

- Commercial/Light Industrial Use (Bldg # C)
- Three(Three) years old Metal Building with Inside Build-out
- Space: 3,000 sf + Min. 12 Parking Space
- Rate : \$3,200.- per Month, ** Monthly : \$1.067/sf/Year = Annual Rate: \$12.80/sf/Year
- Move In Available Date: From 10/01/2024
- Lease Term: 3(Three) Years
- Fully insulated interior walls.
- 234SF Airconditioned Office
- Power: 120V ~ 240V/3 Phase
- Ceiling Height: 18FT-22FT
- Concrete floor: 6"
- Fully insulated interior walls
- Parking Spaces: Min. 12 , Max 18(Front/Side and Back Yard)

Special...

- 3 years Old Metal Buiding close to Belt 8 SW & Hwy 90 Alt. Also Minutes away from 610 S Loop



Rental Rate:	\$12.80 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	3,000 SF
Year Built:	2019
Taxes:	\$0.05 USD/SF/MO
Operating Expenses:	\$0.07 USD/SF/MO
Rental Rate Mo:	\$1.07 /SF/MO

1st Floor

Space Available	3,000 SF
Rental Rate	\$12.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
360 Coralz Marine Export Wholesale	-	
Angels Unique K creations	-	
Diaz Plumbing Supply	-	
Jorge's Auto Shop	-	
Mr. Service Appliances Sales & Repair	-	

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Special Remarks'

- 1)Fenced and Gated Complex having Six(6) identical buildings including this unit.
- 2) Three(3) access gates(2 Sliding gates from the Carlsbad Street side and 1 Bar Gate to the S Main Street side)
- 3)Fronting Hwy 90 Alt(S. Main) and Carlsbad St
- 4) Fenced and Gated Complex.
- 5) Separate electric meter by building
- 6) Requirement for Lease Contract: Two(2) Checks Required upon Lease Contract as follows;
 - First Month Rent Checks 1 Check
 - Security Deposit (Last Month Rent) 1 Check

Property Photos



12017 Carlsbad-New-Inside Viw-1-241015



12017 Carlsbad-New-Office View-1-241015

Property Photos



12017 Carlsbad-New-Office View-2-AC-241015



12017 Carlsbad-New-Office View-3-241015

Property Photos



12017 Carlsbad-Restroom



12017 Carlsbad-Fron&Side View

Property Photos

12017 Carlsbad-Rear Side View

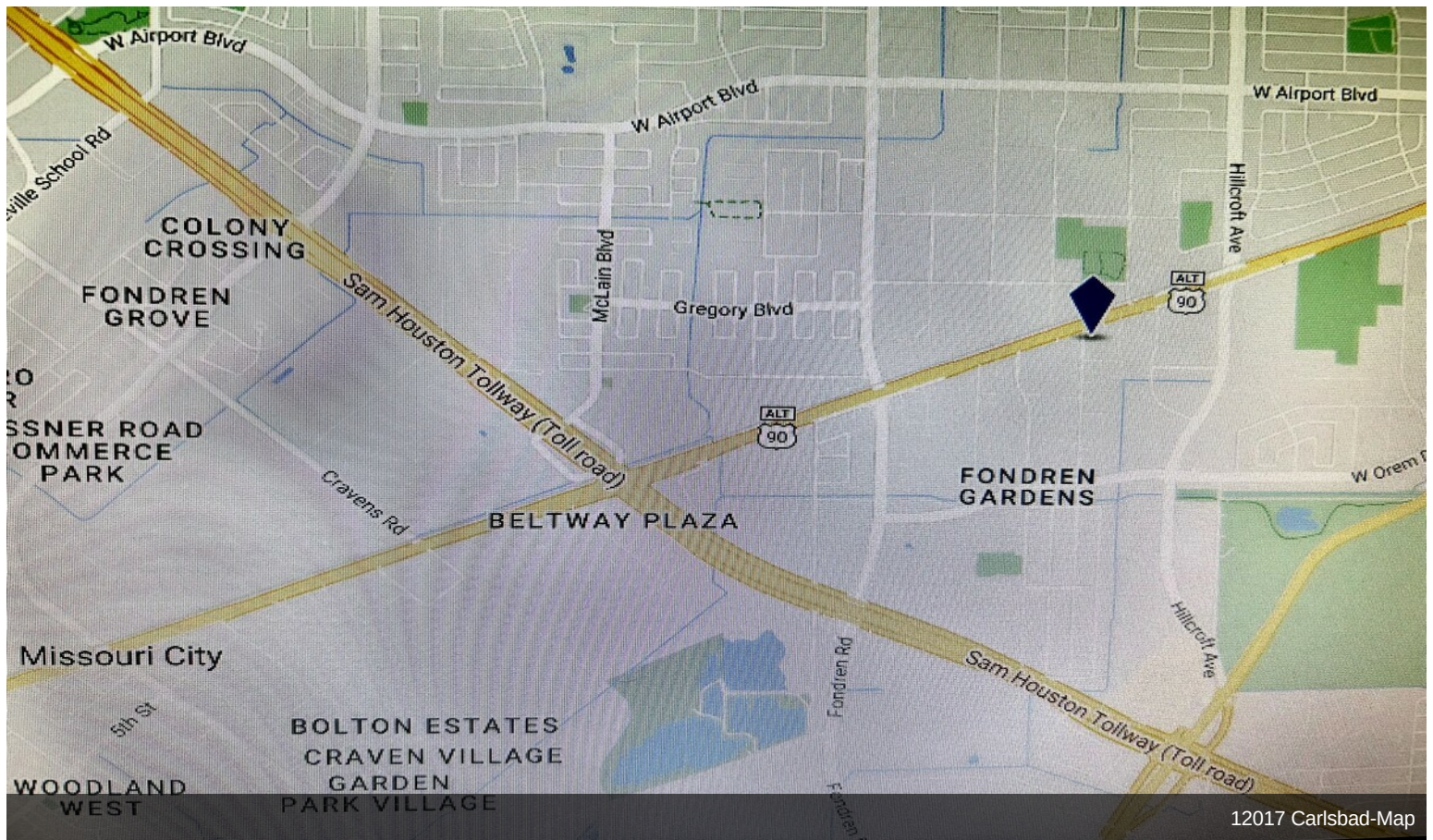


12017 Carlsbad-Parkingg Spce -Rear 1-240926

Property Photos



12017 Carlsbad-Photo-Separate Meter



12017 Carlsbad-Map

Hand-drawn site plan of 12017 Carlsbad St. The plan shows a property with a "Neighbor Building" to the north. The property is bounded by "S. Main" to the west and "Carlsbad St" to the south. A "Main Gate 1" is located on Carlsbad St. The property is divided into several areas: a large rectangular area labeled "A" in the center; a smaller rectangular area labeled "B" to the west of "A"; a rectangular area labeled "C" to the north of "A"; and a rectangular area labeled "D" to the east of "A". A "Gate 2" is located between the "Neighbor Building" and the property. A "1424 S. Main St Unit B" is located to the west of the property. A compass rose indicates North is towards the top right. The text "12017 Carlsbad St" and "Bldg C" is written near the area labeled "C".

12017 Carlsbad-C-DWG-USE THIS(2)