



# For Lease

**±48,765 s.f. - Crane Served on ±7.904 Acres**

## Site Features:

- Warehouse Total: ±48,765 s.f.
  - Building 3: ±20,890 s.f.
  - Building 9: ±23,750 s.f.
  - Building 21: ±1,875 s.f.
  - Building 24: ±2,250 s.f.
- Land: ±7.904 acres (ability for heavy outdoor storage / parking requirements)
- Eave Height: 17'-20'
- One (1) 3-Ton Crane, Five (5) 5-Ton Cranes
- Building 3 HVAC'd
- Partially Sprinkled
- Lighting: LED / Halogen
- **Heavy Power: 3-phase 480 Volts 5,400 Amps**
- Excellent location with direct access to Hardy Toll Road and minutes away from Beltway 8 and I-45
- Lease Rate: Contact Broker

**1310 Rankin Road  
Houston, Texas 77073**

**Mark Nicholas, SIOR**

+1 713 888 4024

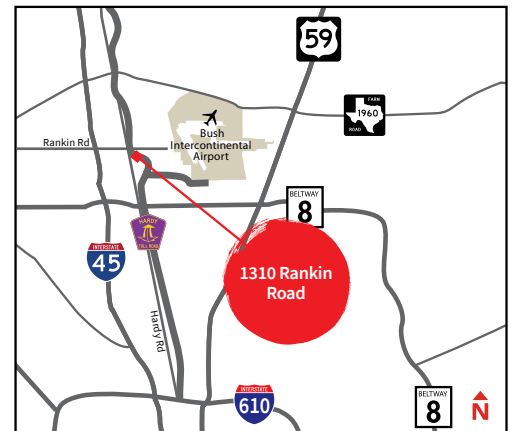
[mark.nicholas@jll.com](mailto:mark.nicholas@jll.com)

**Will Clay**

+1 713 425 1810

[will.clay@jll.com](mailto:will.clay@jll.com)

[Click for Property Photos](#)



# For Lease

±48,765 s.f. - Crane Served on ±7.904 Acres

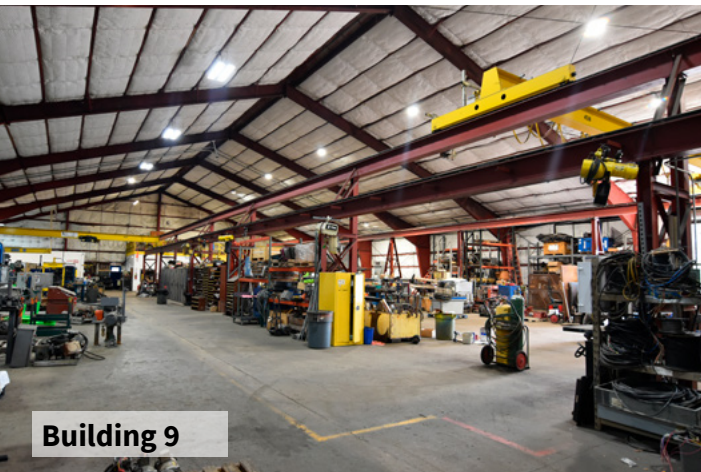
1310 Rankin Rd | Houston, TX 77073



Building 3



Building 9



Building 9



Building 24

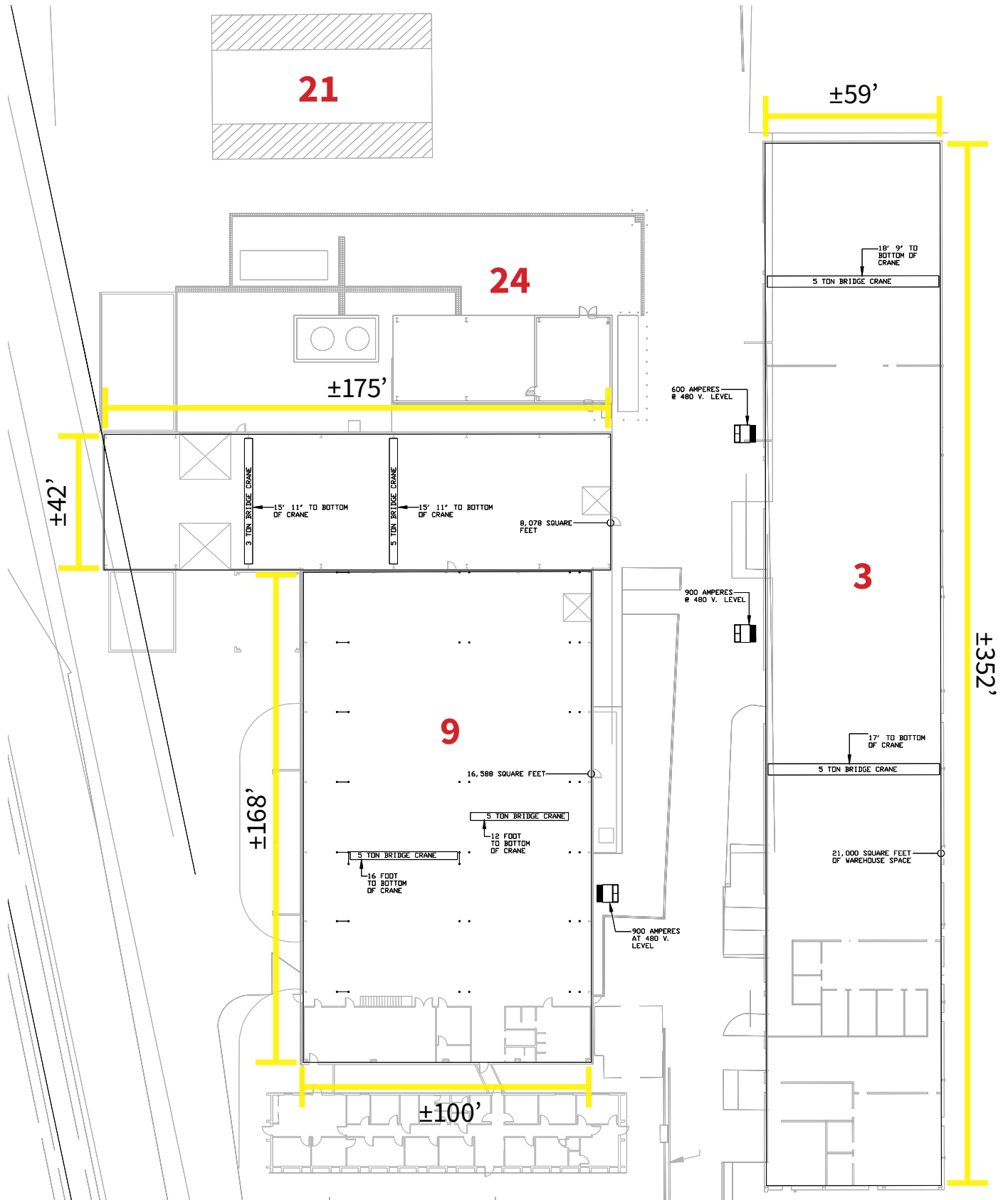
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.



# For Lease

±48,765 s.f. - Crane Served on ±7.904 Acres

1310 Rankin Rd | Houston, TX 77073

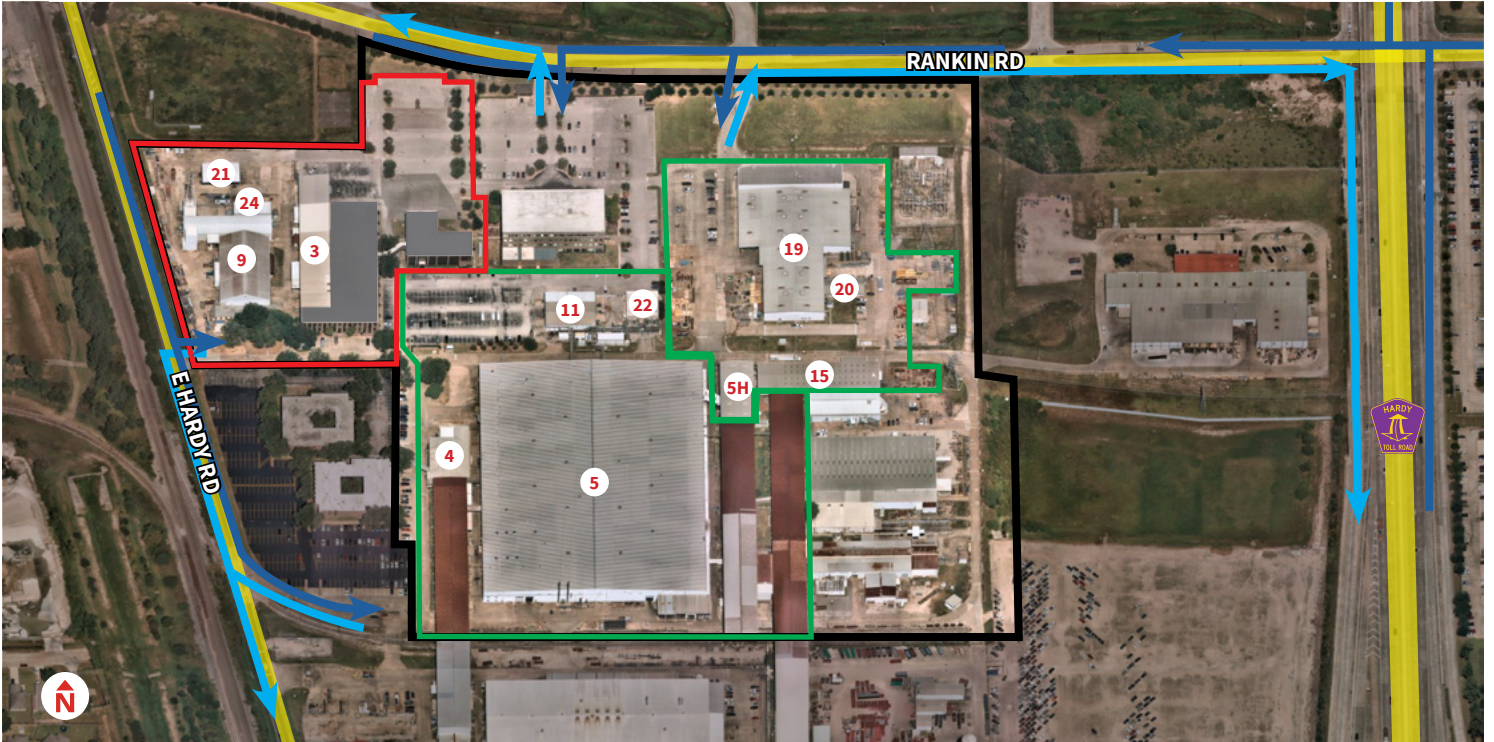


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.



# For Lease

±48,765 s.f. - Crane Served on ±7.904 Acres  
1310 Rankin Rd | Houston, TX 77073



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.

