



Longevity Realty Partners

Commercial Real Estate Marketing, Investments, Brokerage,
Development, Property Management

FOR LEASE

ASSEMBLY / PRODUCTION FACILITY

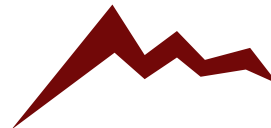
3609 Preston Rd. – Pasadena, TX



- 23,000 SF climate-controlled building formerly used as a Bingo Hall
- Renovated in 2023
- Fully sprinklered
- +/- 20,000 SF open production/assembly area
- +/- 3,000 SF offices/kitchen-breakroom/restrooms
- Full commercial kitchen
- Clear span building: 12' – 16'
- Paved parking
- 3-phase 800-amp power supply
- +/- 2-acre site
- Close proximity to the Sam Houston Tollway (BW 8 East), I-45 South and SH 225
- **LEASE RATE: \$1.00/SF/MO (NNN)**
- **OPEX: \$0.32/SF/MO**



Longevity Realty Partners



6400 Westpark Drive, #470

Houston, TX 77057

Main: 713-660-0445

FAX: 832-413-5189

The information contained herein, we believe, has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or validity; however, no warranty or guaranty, expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to errors, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



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For information please contact:

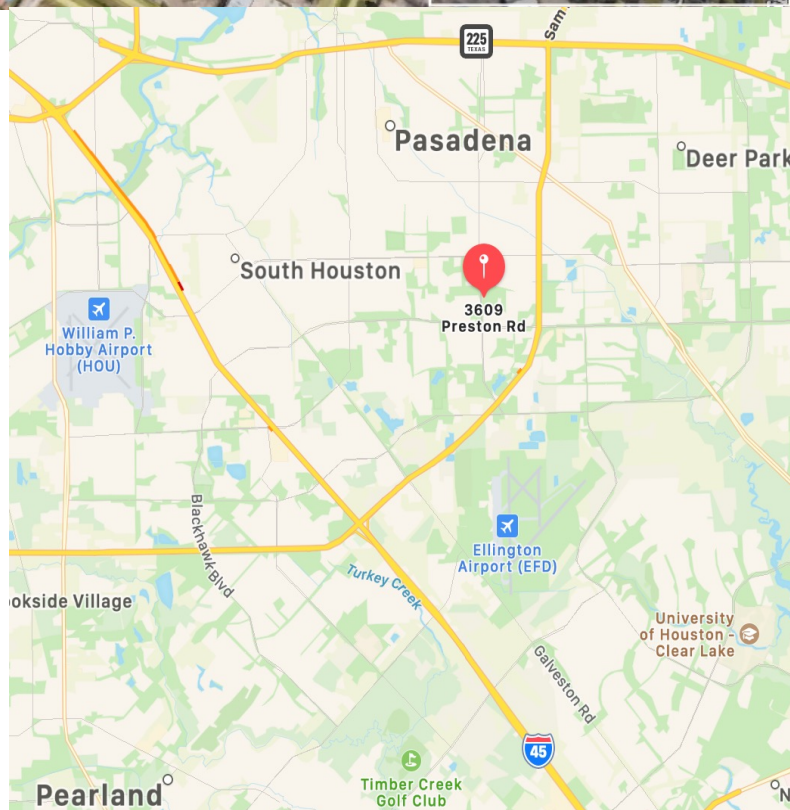
**Mike Wallace
281-236-3535 (Direct)**

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