



For Sale

*Potential For Lease

±137,050 SF Crane-Served Manufacturing Facility with Heavy Power on ±9.69 AC

10303 Sheldon Road | Houston, TX 77049

Jarret Venghaus, SIOR
Executive Vice President
jarret.venghaus@jll.com
+1 713 888 4035

Ryan Fuselier
Executive Vice President
ryan.fuselier@jll.com
+1 713 888 4032

Abigail Frazier
Associate
abigail.frazier@jll.com
+1 713 243 3323



Property breakdown

Property address	10303 Sheldon Rd. Houston, TX 77049
Total premises	±137,050 SF
Total land area	±9.7 acres total
Power	Three (3) 4000 Amp Transformers, 12,000A @ 480V 3Ph

Main Production Facility

- ±115,000 SF total
- Two (2) 10-ton overhead bridge cranes with 21' hook height
- Two (2) 10-ton overhead bridge cranes with 14' hook height
- Multiple shop offices, breakrooms, shop & maintenance offices
- 12" reinforced concrete
- Concrete outside storage
- Multiple overhead drive in doors

Administration Office Building 1

- ±11,250 SF

Administration Office Building 2

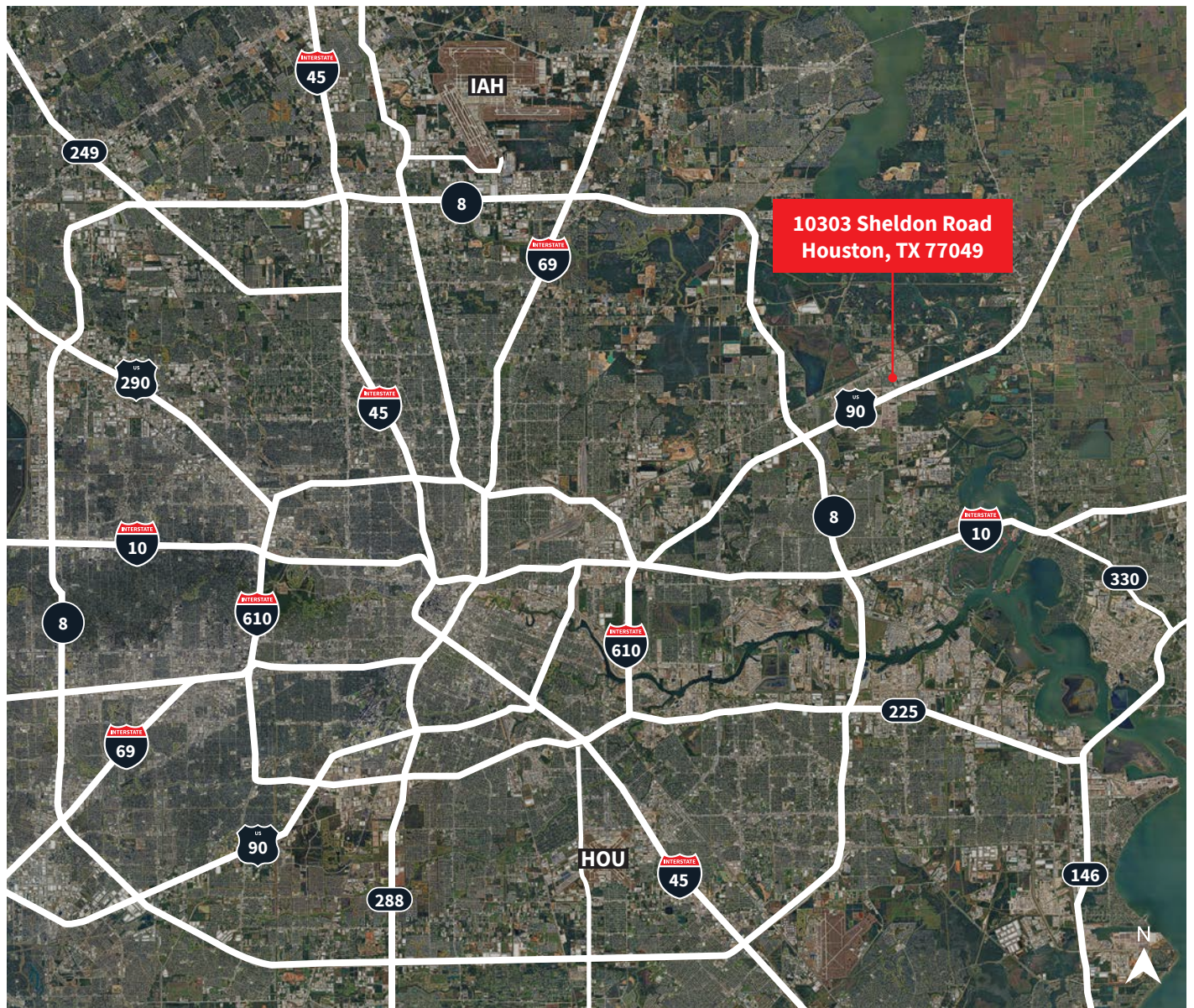
- ±10,800 SF (2-story)



10303 Sheldon Road / Houston, TX 77049



Location



10303 Sheldon Rd is strategically located in northeast Houston, positioned along Sheldon Road and approximately 20 miles from downtown Houston. This area benefits from strong industrial and logistics activity due to its proximity to the Houston Ship Channel, Bush Intercontinental Airport (IAH), and major transportation arteries including Beltway 8 and Highway 90. The location offers excellent access to the broader Houston metropolitan area while serving the significant workforce and commercial activity concentrated in this established industrial corridor. The Sheldon Road area has experienced steady development over recent years, making it an attractive location for businesses seeking cost-effective space with strong connectivity to Houston's key economic drivers including the petrochemical industry, logistics operations, and international trade facilities.

15 Mins

to Port of Houston

20 Mins

to Downtown Houston

25 Mins

to George Bush
Intercontinental Airport



JLL

Jarret Venghaus, SIOR

Executive Vice President

jarret.venghaus@jll.com

+1 713 888 4026

Ryan Fuselier

Executive Vice President

ryan.fuselier@jll.com

+1 713 888 4032

Abigail Frazier

Associate

abigail.frazier@jll.com

+1 713 243 3323

Jones Lang LaSalle Brokerage, Inc.

4200 Westheimer Rd | Houston, TX 77027

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