



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

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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

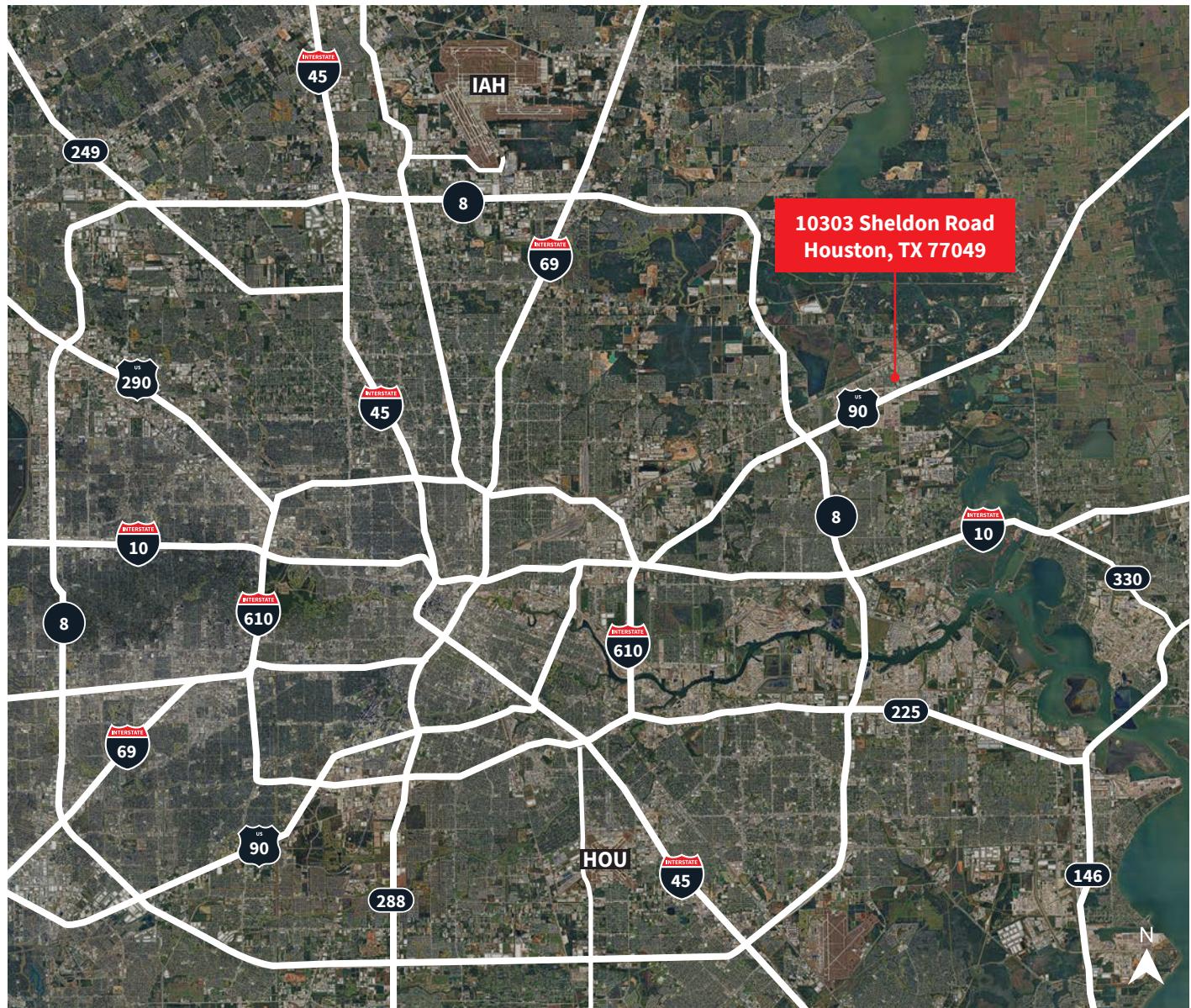
- ±10,800 SF (2-story)



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

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