

# 2602 GENOA RED BLUFF | HOUSTON, TX 77034

±145,842 SF AVAILABLE FOR SALE | ±88,609 SF AVAILABLE FOR OCCUPANCY



Shell complete now

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## PROPERTY OVERVIEW

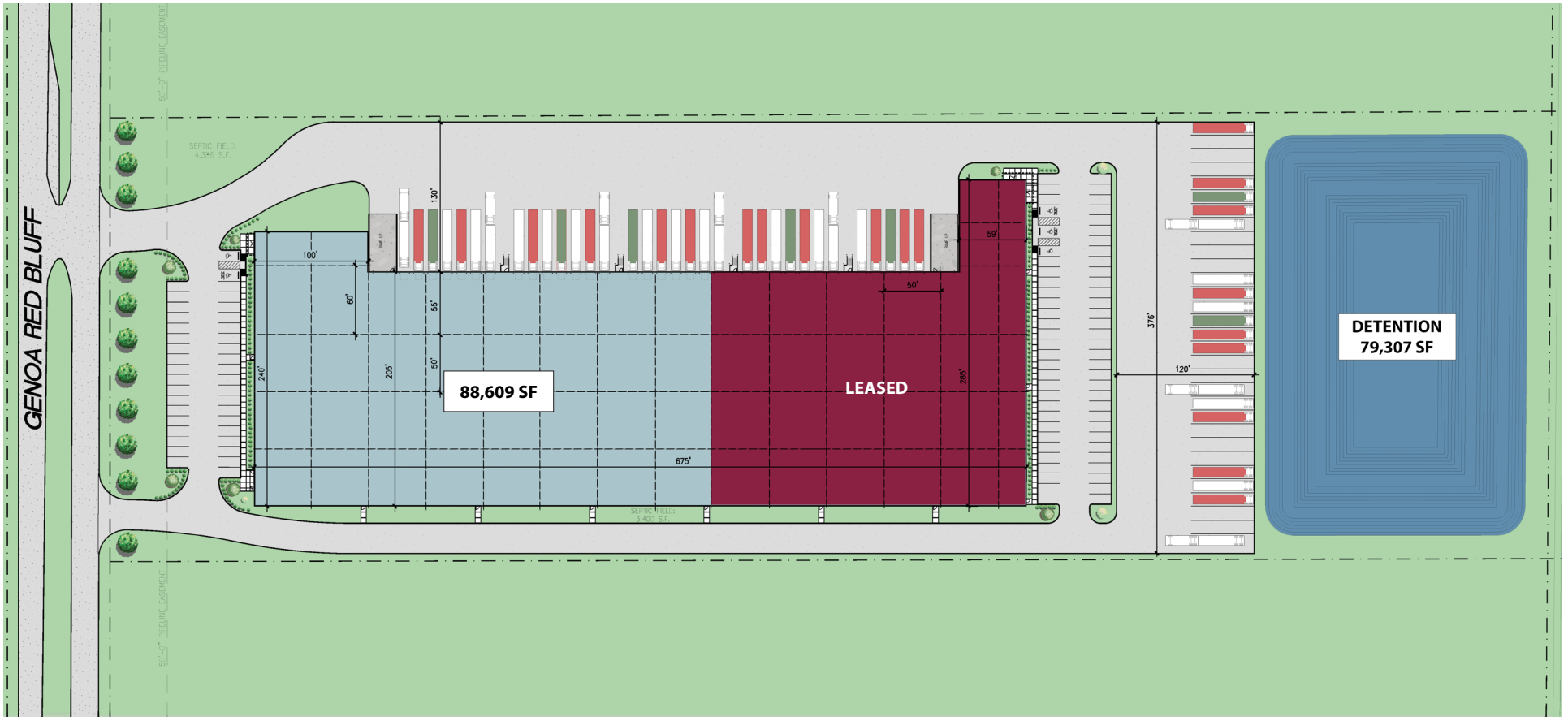
- Great owner/occupant investment property
- ±145,842 SF total
- ±88,609 SF available to occupy
- 57,233 SF leased to National Credit Tenant
- \$477,323.28 current NOI
- Build-to-suit office
- ±11.94 AC
- ±36' clear height
- Twenty (20) 9' X 10' dock-high doors
- One (1) 12' X 14' ramps/drive-up doors
- 26 trailer parking spaces
- 39 auto parking spaces
- 130' truck court
- ESFR sprinkler system
- 3-phase power / 1,000 amps
- 2.686337% tax rate
- Not located in floodplain
- Call brokers for pricing



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# SITE PLAN



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# CORPORATE NEIGHBORS

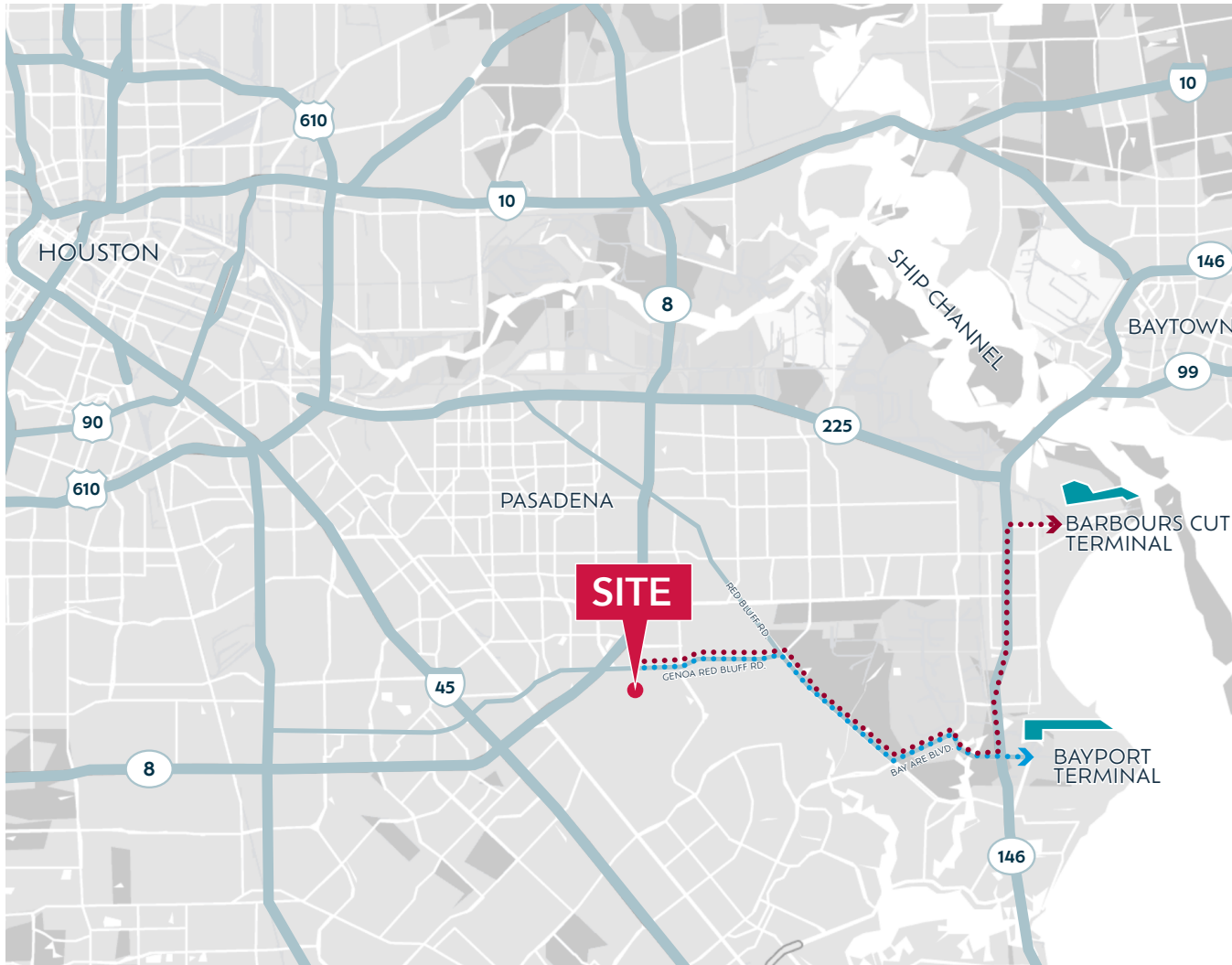


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# TRUCK ROUTES

DESIGNATED HEAVY HAUL TRUCK ROUTES DIRECTLY TO PORT TERMINALS



**From 2602 Genoa Red Bluff to Bayport Terminal**

(Via Red Bluff Rd. and Port Rd.)

11 MILES

21 MINUTES

**From 2602 Genoa Red Bluff to Barbores Cut Terminal**

(Via Genoa Red Bluff Rd. and W. Fairmont Pkwy.)

15 MILES

26 MINUTES

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