



• FOR SALE

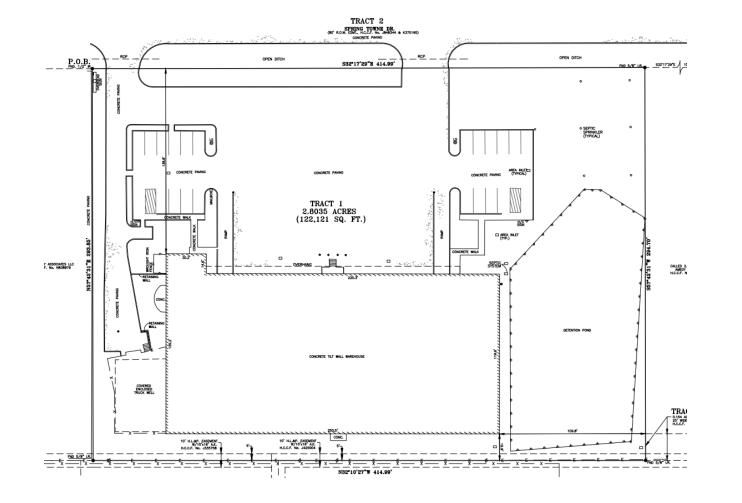
- ±32,800 sf tilt wall clear span distribution center
- ± 25' clear height
- ± 3,300 sqft office & showroom (NORTH side)
- ±6,000 sf showroom (SOUTH side)
- 3 phase power
- 9.5" thick concrete walls
- (10) dock high bays
- (2) ramps
- Land: 5.2 acres
 - 2.8 acres developed
 - 2.4 acres undeveloped

OWNER FINANCE AVAILABLE

• For Additional Information Contact: Sean Sanberg / 281-850-5917 / <u>Ssanberg.investments@gmail.com</u>

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.





- DEVELOPED PARCEL
- Lot Size: 2.8 acres
- 1/2 mile west of I-45
- ³/₄ mile south of Grand Parkway (99)
- Minutes away from City Place, home to

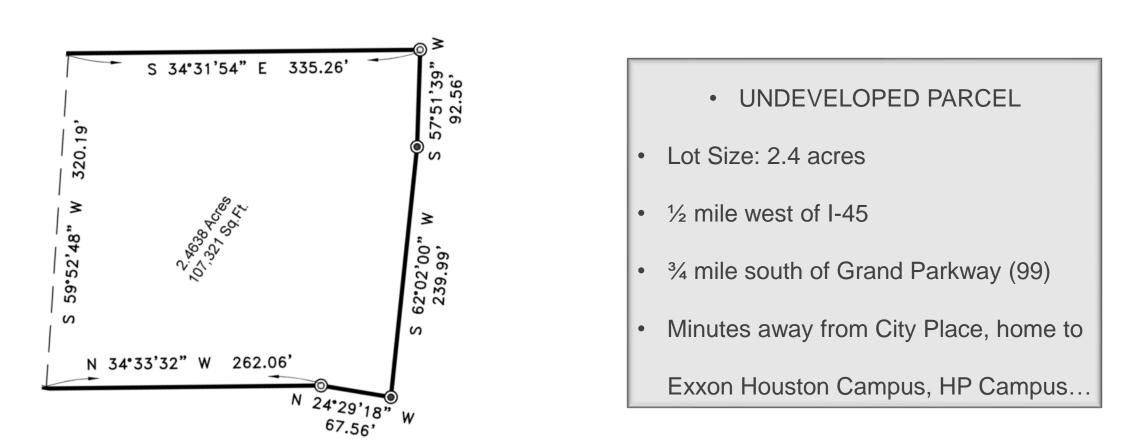
Exxon Houston Campus, HP Campus...

• Property is currently owner occupied

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