

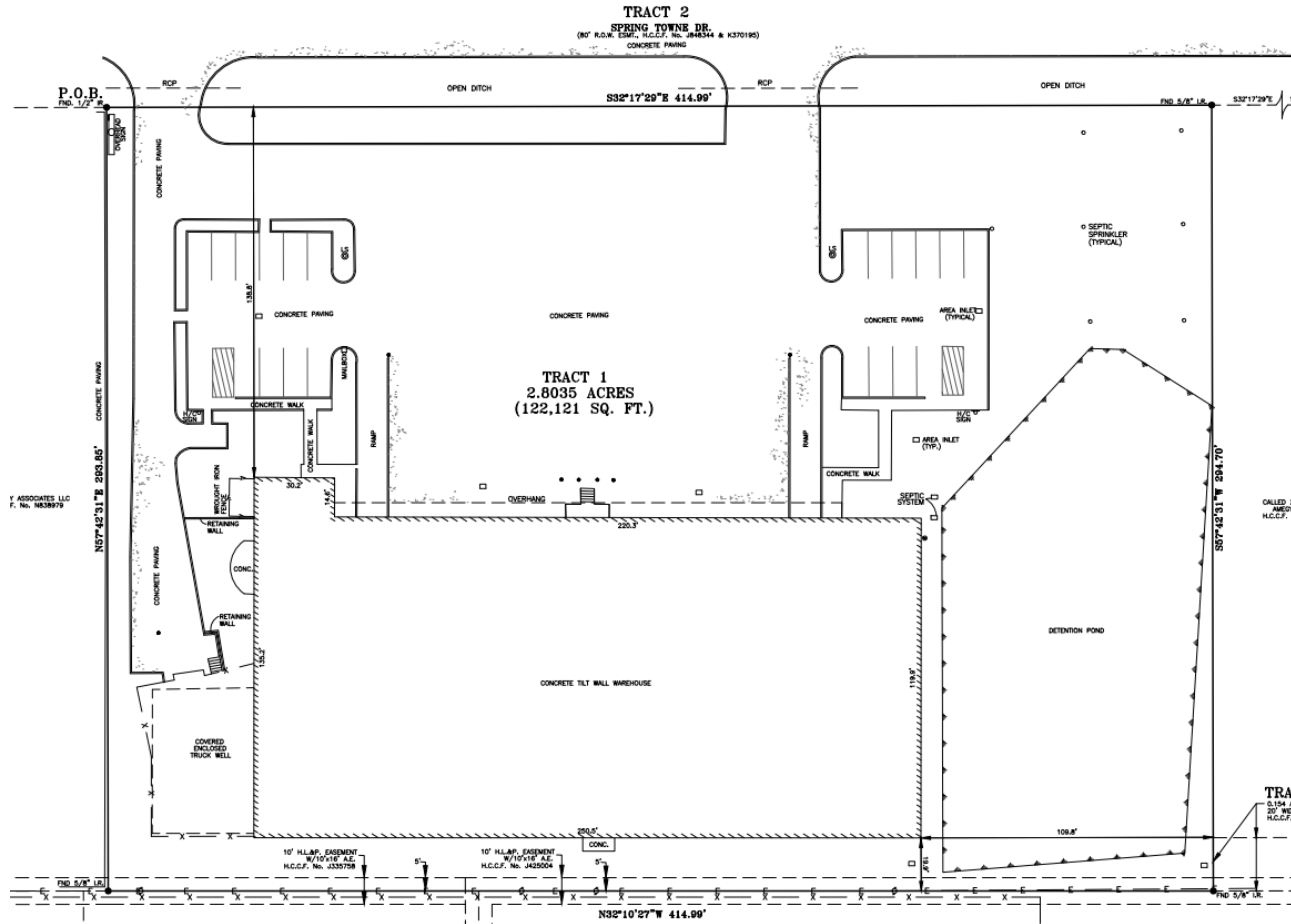


- FOR SALE

- ±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

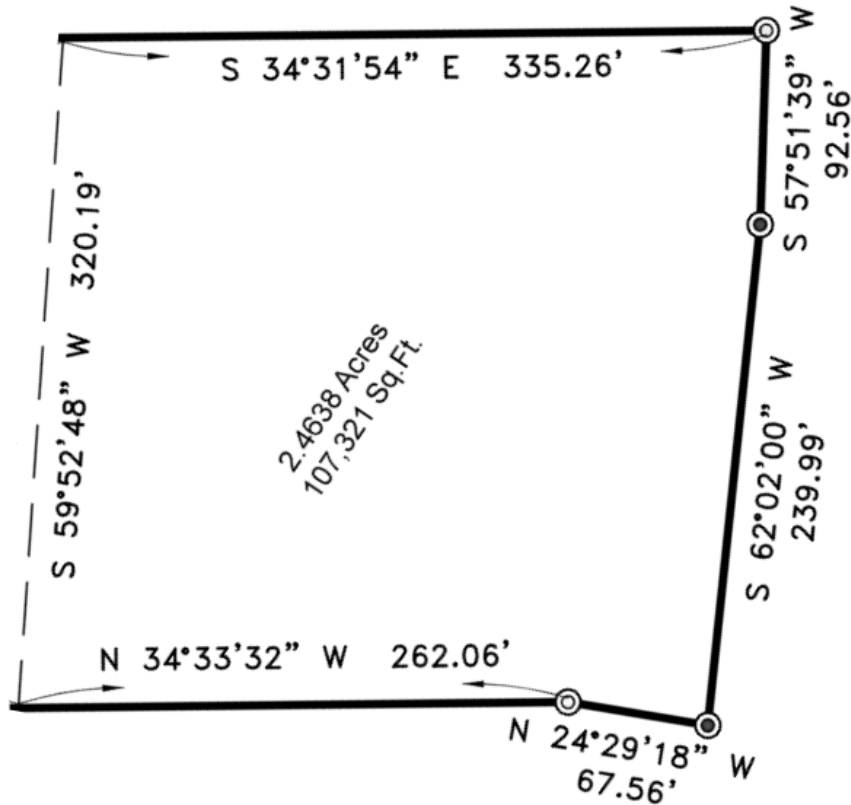
- For Additional Information Contact: Sean Sanberg / 281-850-5917 / [Ssanberg.investments@gmail.com](mailto:Ssanberg.investments@gmail.com)



- DEVELOPED PARCEL

- Lot Size: 2.8 acres
- ½ mile west of I-45
- ¾ 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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- UNDEVELOPED PARCEL

- Lot Size: 2.4 acres
- ½ mile west of I-45
- ¾ mile south of Grand Parkway (99)
- Minutes away from City Place, home to Exxon Houston Campus, HP Campus...

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