

# 18,000 SF Crane Served Warehouse

11330 Charles Road • Houston, TX 77041

**Available  
March 1, 2021**



**For Lease Only: \$15,500 / month, NNN (\$.86 / SF)**

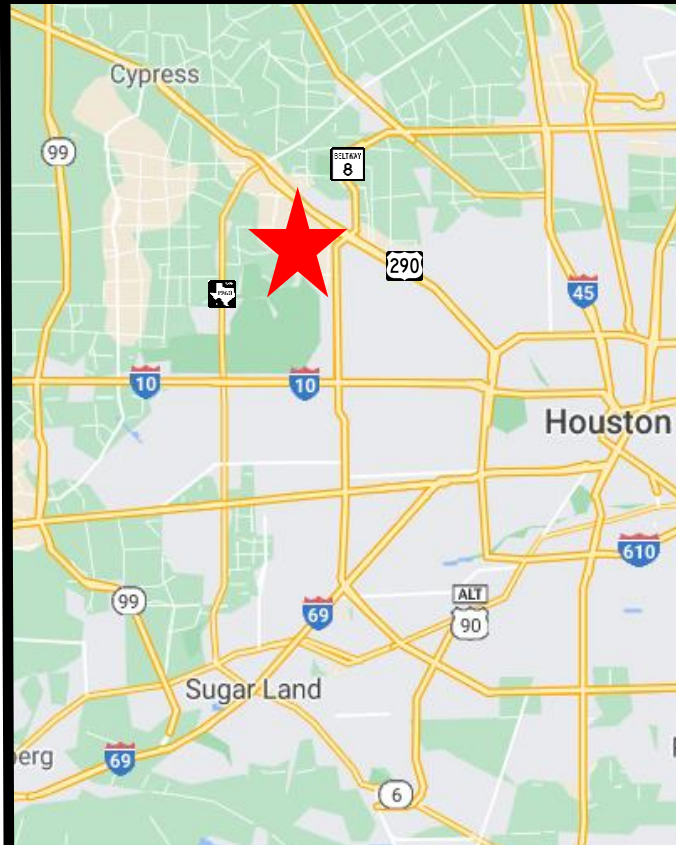
## Location:

- Just off US290 at Jones Road
- 1.4 miles NW of Beltway 8
- Key Map 409P

## Features:

- 18,000 SF office warehouse
- 2,950 SF of office
- One 15-ton bridge crane with 20' hook
- 300' X 60' warehouse, 24' eave height
- 800 Amps, 3-Phase, 480V power
- Water well & onsite septic system
- Five rollup doors up to 20'x20'
- 1.5 acre site with outside storage yard
- Low annual tax rate of \$.0209
- OpEx estimated at \$.15/SF/month
- Outside 100-year flood plain

**OUTSIDE CITY LIMITS !!!**



**Capital Real Estate Commercial, Inc.**

7720 Westview Drive • Houston, TX 77055

Phone (713) 681-1100 • [www.cretx.com](http://www.cretx.com)

Hart Schleicher (713) 907-3570

[hart@cretx.com](mailto:hart@cretx.com)

Richard Rolland (281) 932-9414

[rolland@credtexas.com](mailto:rolland@credtexas.com)



