

FOR LEASE

CRANE-READY OFFICE/WAREHOUSE AVAILABLE

105 Riley Road, Houston, TX 77047

±26,160 Sq. Ft. on ±2.76 Acres



PROPERTY HIGHLIGHTS

PROPERTY SIZE:

- ±26,160 Sq. Ft. (Total)
- ±2,100 Sq. Ft. Office Space
- ±2.76 Acres

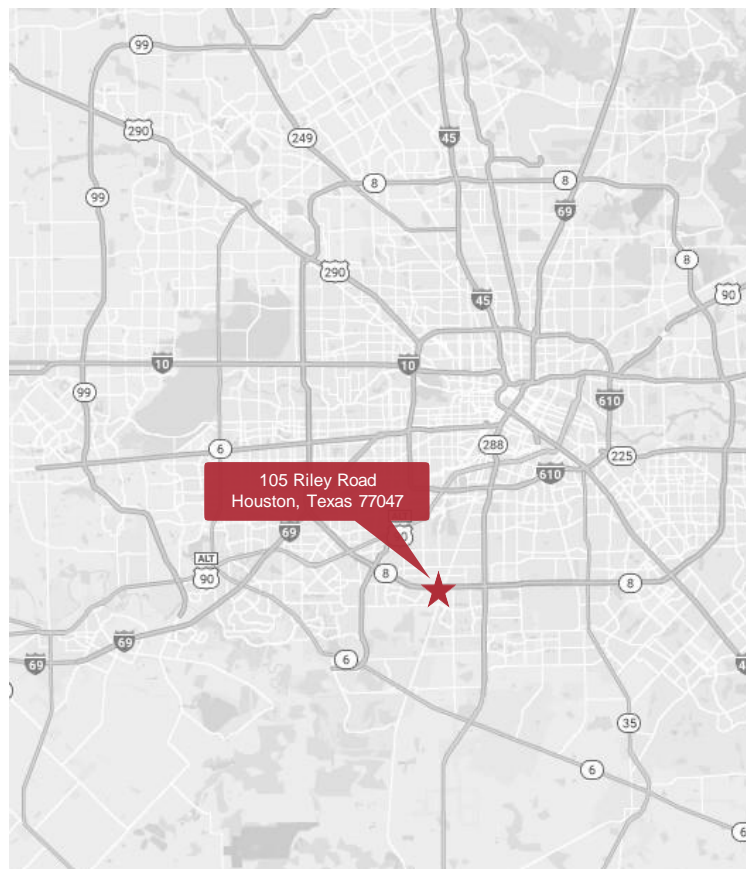
BUILDING FEATURES:

- Fully Insulated Warehouse Space
- 20-Ton Crane Ready in Both Bays (Two 50' Spans)
- (7) 16'x18' Grade-Level Doors (Dock-Well's Can Be Easily Installed)
- 32' Eave Height
- 3-Phase, 480-Volt, 800 Amp Service
- T-5 LED Warehouse Lighting
- Piped for Compressed Air
- Metal Construction with Brick Office Façade – (2014 Construction)
- Multiple Private Offices, Conference & Training Rooms

PROPERTY FEATURES:

- Located in Sterling Industrial Park
- Property is Fully Fenced, Gated, & Secured
- ±0.75 Acre Net Useable Outside Storage Yard
- Located in Unincorporated Harris County (Outside City Limits)
- Monthly Operating Expenses Estimated at \$0.23/SF

LEASE RATE: \$0.95/SF NNN



Michael Foreman

Managing Director

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Jack Sullivan

Associate

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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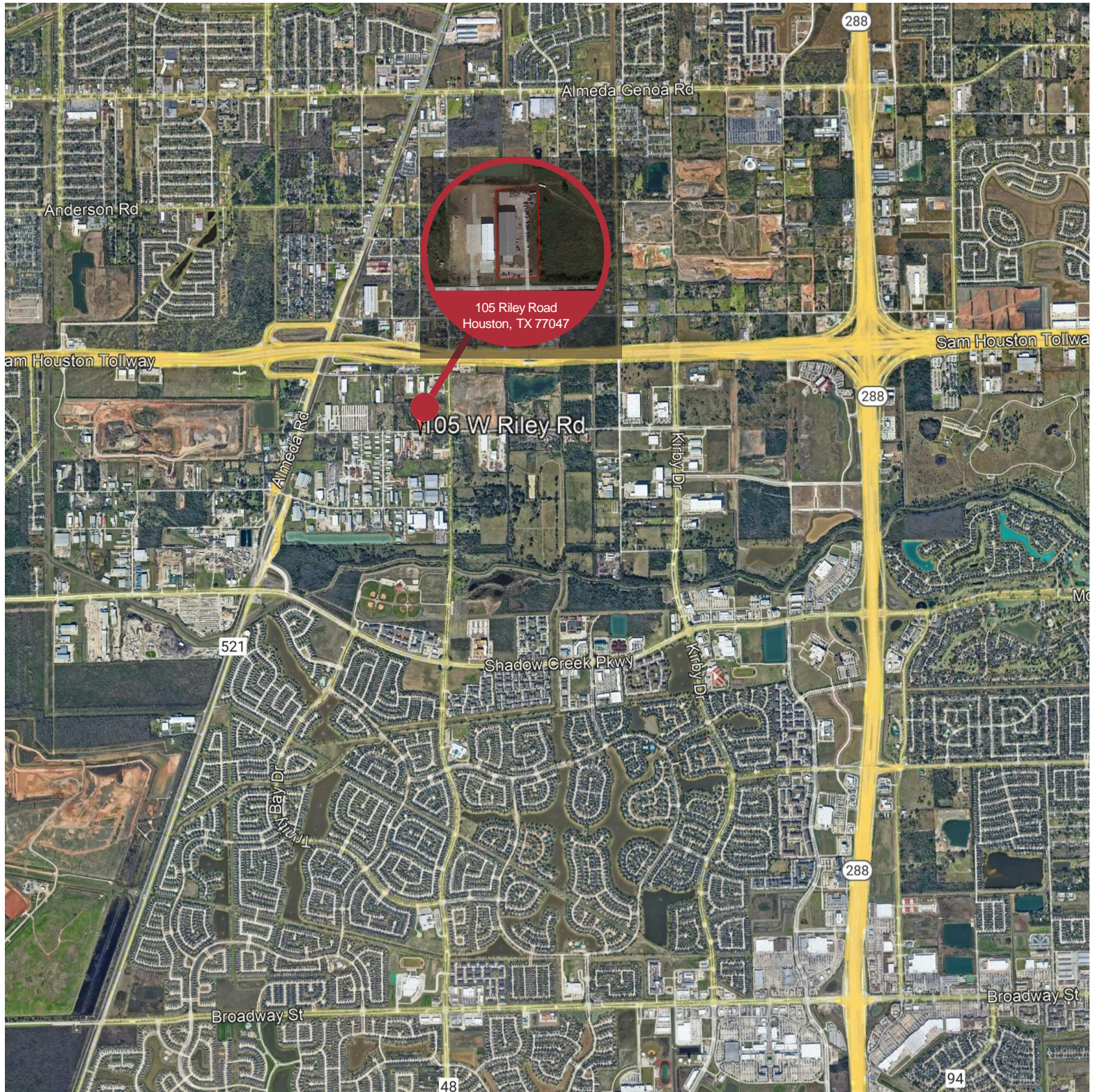
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