

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

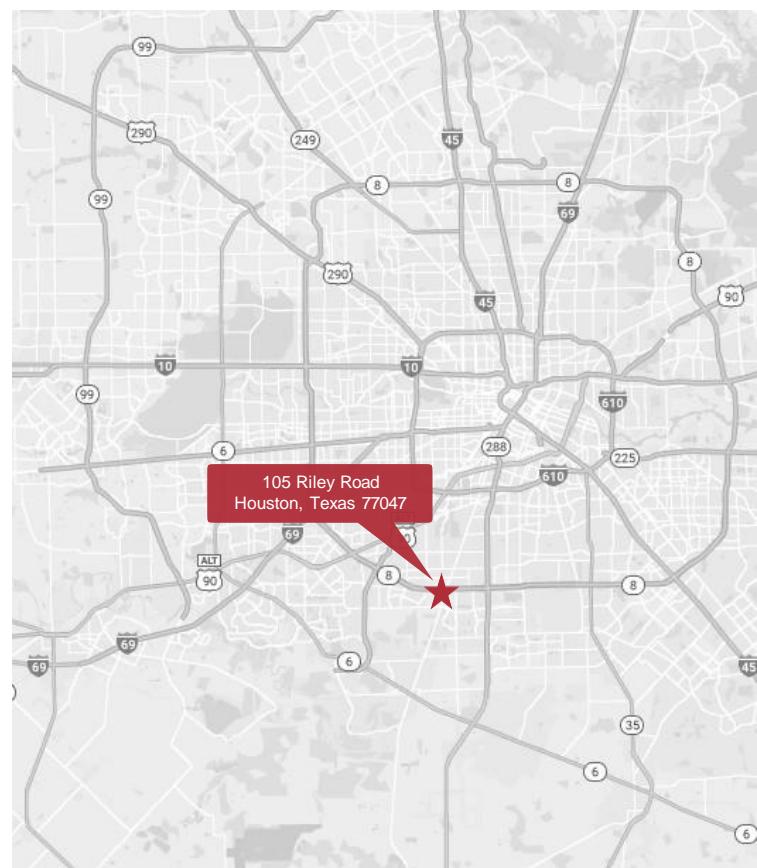
BUILDING FEATURES:

- Fully Insulated Warehouse Space
- 20-Ton Crane Ready in Both Bays (Two 50' Spans)
- (7) 16x18' Grade-Level Doors (Dock-Wells 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



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Managing Director

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Jack Sullivan
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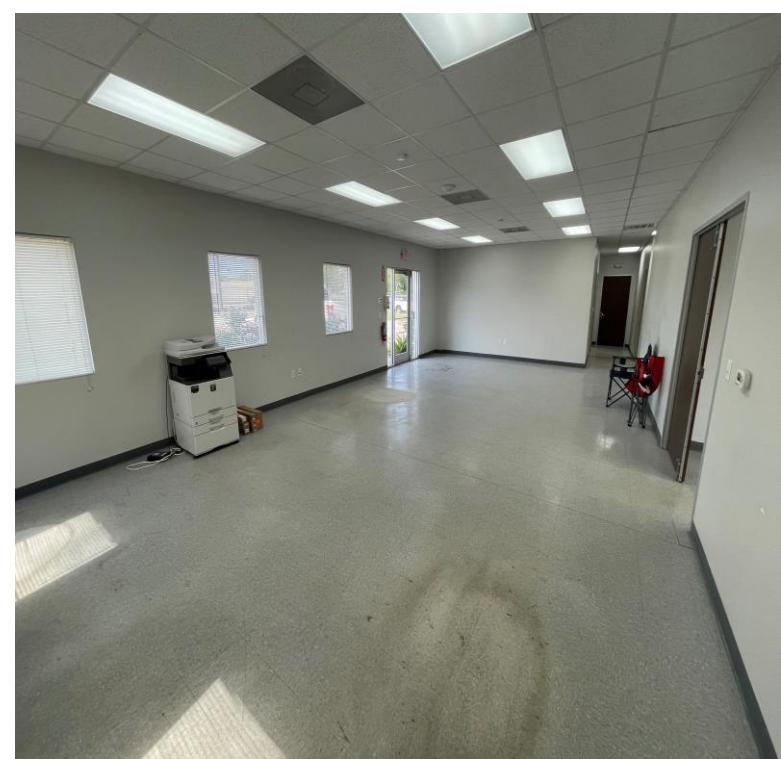
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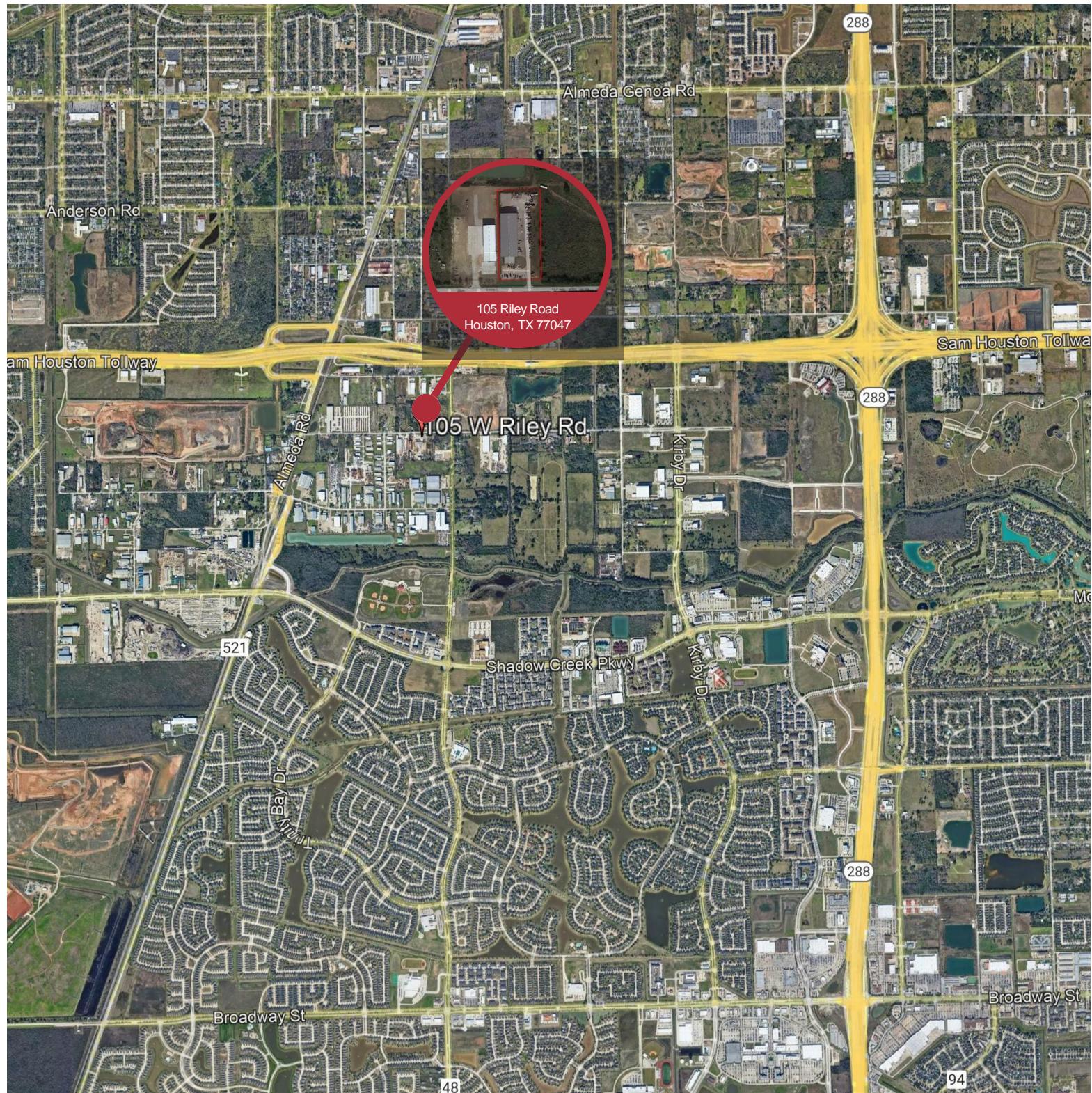
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