

# BUILD TO SUIT OPPORTUNITY



20,000 TO 34,000 SF BUILDING ON 3.5894 ACRES

## 2801 E SAN AUGUSTINE

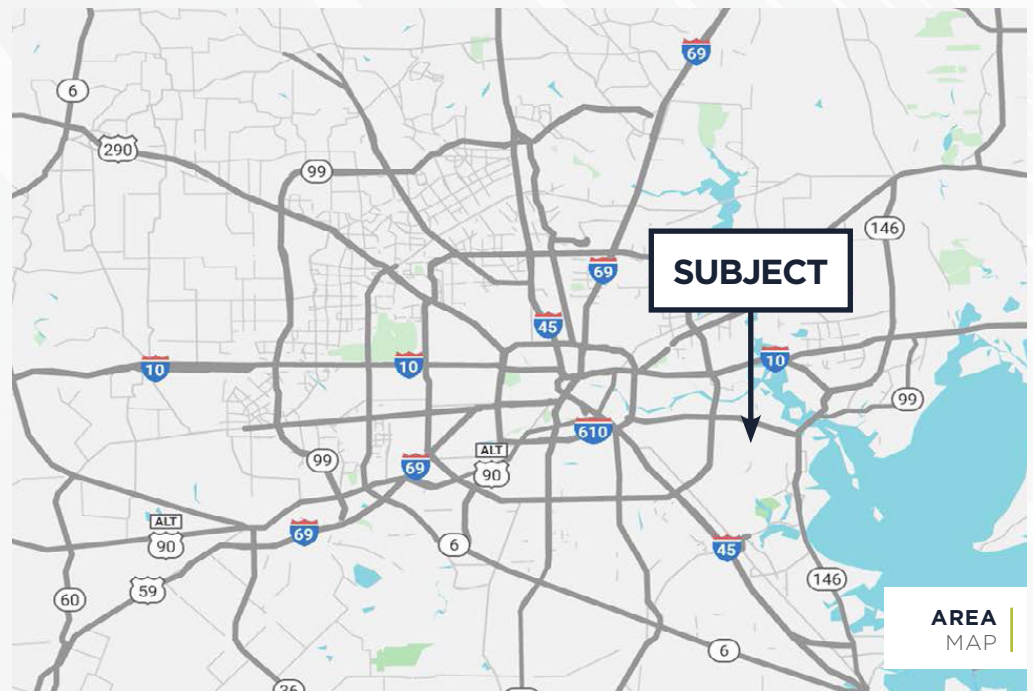
DEER PARK, TX 77536

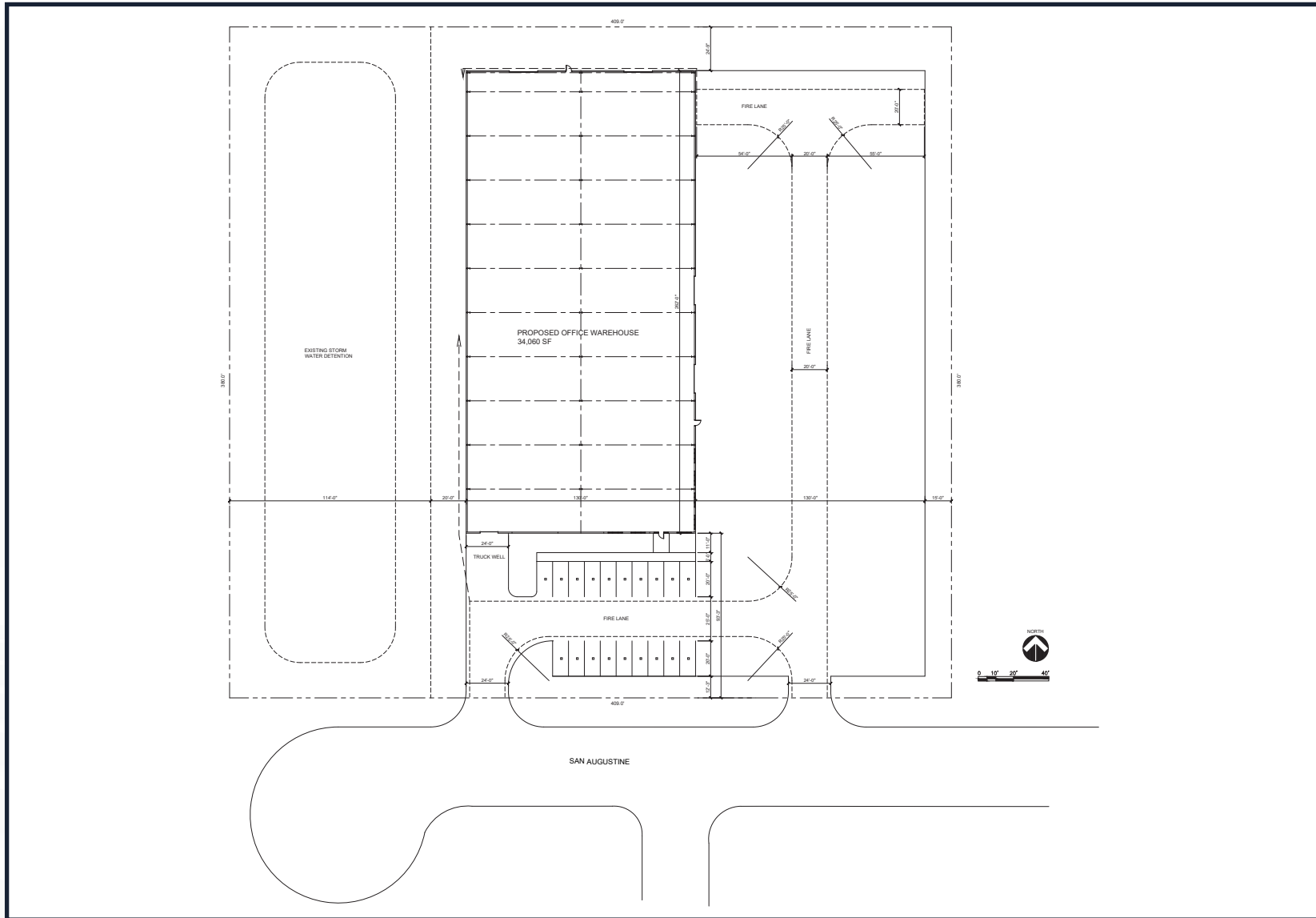
SITE DEVELOPMENT WORK ALREADY COMPLETE



# PROPERTY HIGHLIGHTS

<b>Location:</b>	2801 E San Augustine St. Deer Park, TX 77536
<b>Land Area:</b>	3.5894 Acres
<b>Building Area:</b>	20,000 to 34,000 SF
<b>Office Area:</b>	BTS
<b>Property Features:</b>	<ul style="list-style-type: none"><li>• Tilt wall/metal construction</li><li>• Can be a crane served warehouse</li><li>• 65' bays</li><li>• Dock and grade level loading</li><li>• Standing seam metal roof</li><li>• Sprinklered</li><li>• Side wall lights</li><li>• LED lighting</li><li>• Building Pad ready for construction up to 34,000 SF (130' x 262')</li><li>• Stormwater detention pond completed</li><li>• (2) Concrete driveway aprons completed</li><li>• City approved site plan</li><li>• Water and Sewer taps completed</li></ul>
<b>Rental Rate:</b>	Contact brokers
<b>Availability:</b>	Current condition saves around three (3) months of construction time. Estimate six (6) months to complete.
<b>Developer:</b>	Experienced - 30 years in Houston, all cash developer





# SITE PLAN FOR 30,060 SF



# CONTACT INFORMATION

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