

# 21,000 RSF Crane Served Warehouse

**For Sale or  
Lease**

**18155 Chisholm Trail • Houston, TX 77060**



**Sale: \$3,590,000 (171 / SF)**

**Lease: \$24,150 / month, NNN (\$1.15 / SF)**

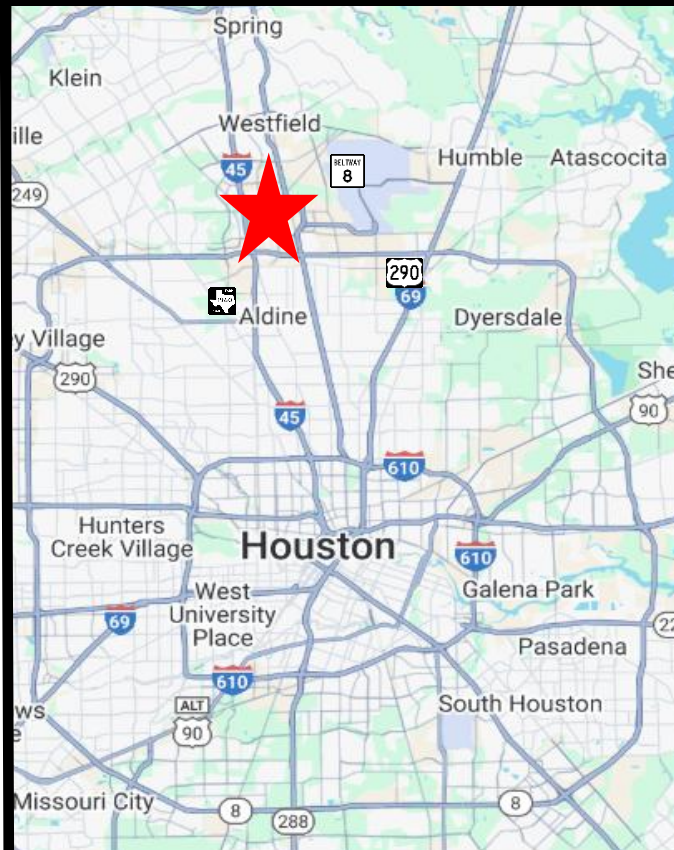
## Location:

- Just east of I-45 & west of Hardy Tollway
- 2 miles west of IAH Airport

## Features:

- 21,000 RSF office warehouse
- 4,100 SF of 2-story office (Class A finish)
- Two 5-ton bridge cranes
- 300' X 60' warehouse, 24' eave height
- 100% AC warehouse with epoxy floors
- 800 Amps, 3-Phase, 480V power
- Utilities from North Green MUD
- Covered wash bay w/ oil/water separator
- Three 12'x14' grade level rollup doors
- 1.65 acre site with large concrete yard
- Outside 100-year flood plain
- Fully Fenced

**OUTSIDE CITY LIMITS !!!**



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Two 5-ton cranes and epoxy floors





Covered wash bay

Large concrete yard



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