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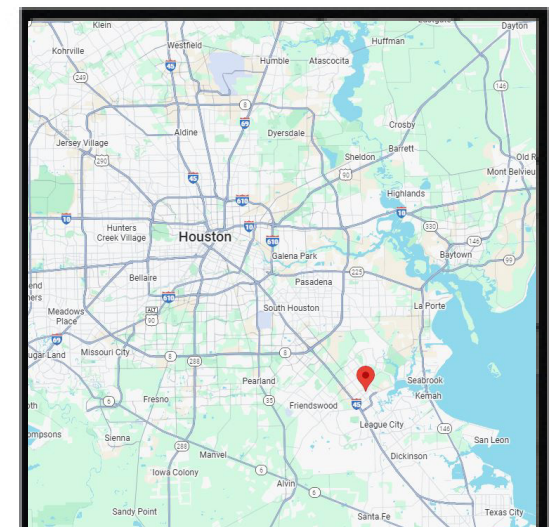
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Houston, TX 77058



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OVERVIEW

This ±32,983 SF industrial facility offers a blend of office and warehouse space suited for distribution, light manufacturing, or storage operations. Its location in the Clear Lake area provides strong connectivity to major commercial corridors, including I-45, making it ideal for businesses needing efficient access and operational flexibility.

About the Property

The property consists of multiple buildings featuring heavy power, dock-high and drive-in loading, with 226' frontage and 486' depth. Built in 1963 with later expansions, it includes office areas and warehouse space with practical clear heights, making it suitable for single-tenant industrial users.

Property Features

- ✓ Total Building Size: ±32,983 SF
- ✓ Office: ±2,976 SF | Warehouse: ±30,007 SF
- ✓ Clear Height: ±18'–21'
- ✓ 3-Phase, 480V Heavy Power
- ✓ Parking Spaces: 88 (Parking Ratio: 2.6/1,000 SF)
- ✓ Dock-high and drive-in loading access