

FOR SALE

# **±16,500 SF Freestanding Office/Warehouse With Yard**

1803 Rough Neck Dr, Humble, Texas 77338



The image shows a large, modern, freestanding office/warehouse building with a light-colored metal siding and a dark grey section. It has a two-story office addition with a small entrance. The building is surrounded by a chain-link fence, and there is a fenced-in yard area to the right. A paved parking lot in front of the building contains several cars. The sky is clear and blue.

**16,500 SF TOTAL BUILDING SF**

**3,000 SF OFFICE (TWO STORY)**

**LOCATION:**  
JUST OFF FM 1960,  
±1.5 MILES FROM US 69 N

**±22' - 24' CLEAR HEIGHT**

**SALE PRICE:**  
**\$2,950,000**

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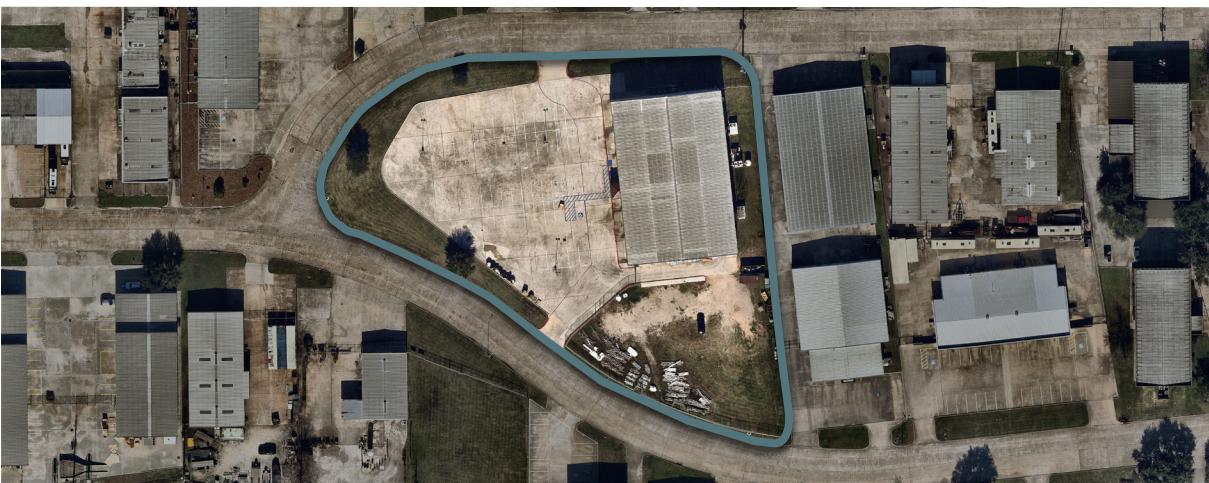
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# Property Photos & Specs



**±16,500 SF**  
±3,000 SF Office  
Two Story

**±2.10 AC**  
Land Size

**Power**  
3 Phase/480V/1200 amps  
(Recent Upgrade)

**Sprinklered**  
(Recently Added)

**2**  
Grade Level  
Loading Doors

**HVAC**  
Partial in  
Warehouse

**±.75 AC Paved Storage**  
& Parking Area

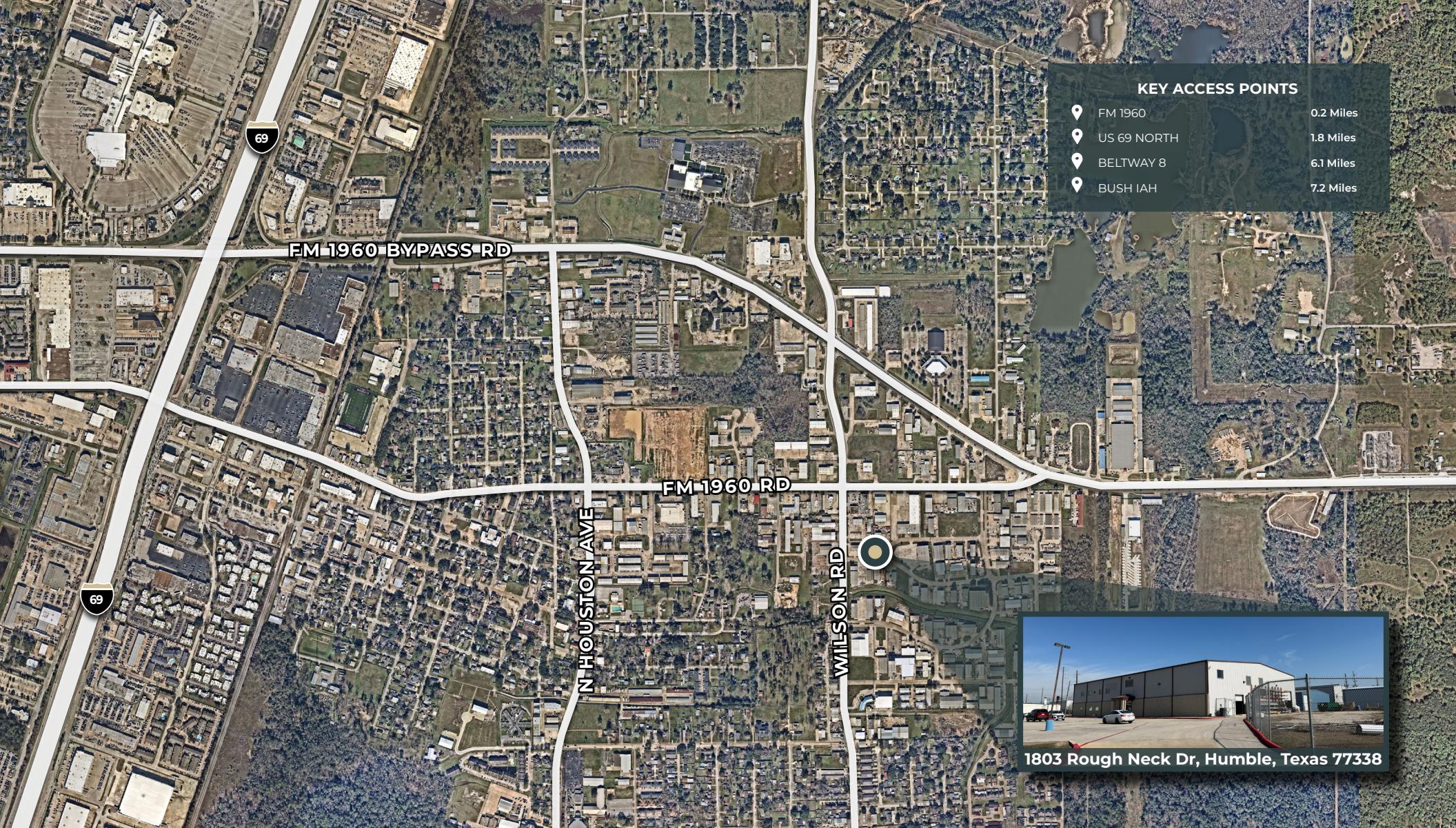
**±.50 AC Fenced/Gated**  
Outside Storage

**Upgraded**  
Warehouse Lights

**Insulated**  
Warehouse

**Exhaust Fans**

**Mezzanine Area**  
±900 SF



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