

FOR SALE

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

1803 Rough Neck Dr, Humble, Texas 77338



16,500 SF  
TOTAL  
BUILDING SF



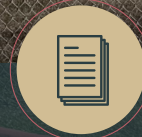
3,000 SF  
OFFICE  
(TWO STORY)



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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## 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





#### KEY ACCESS POINTS

📍	FM 1960	0.2 Miles
📍	US 69 NORTH	1.8 Miles
📍	BELTWAY 8	6.1 Miles
📍	BUSH IAH	7.2 Miles

FM 1960 BYPASS RD

FM 1960 RD

N HOUSTON AVE

WILSON RD



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