

FOR LEASE

±25,400 SF IOS Warehouse Property



3615 Almeda Genoa Road, Houston, TX 77047



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Executive Overview



PROPERTY HIGHLIGHTS

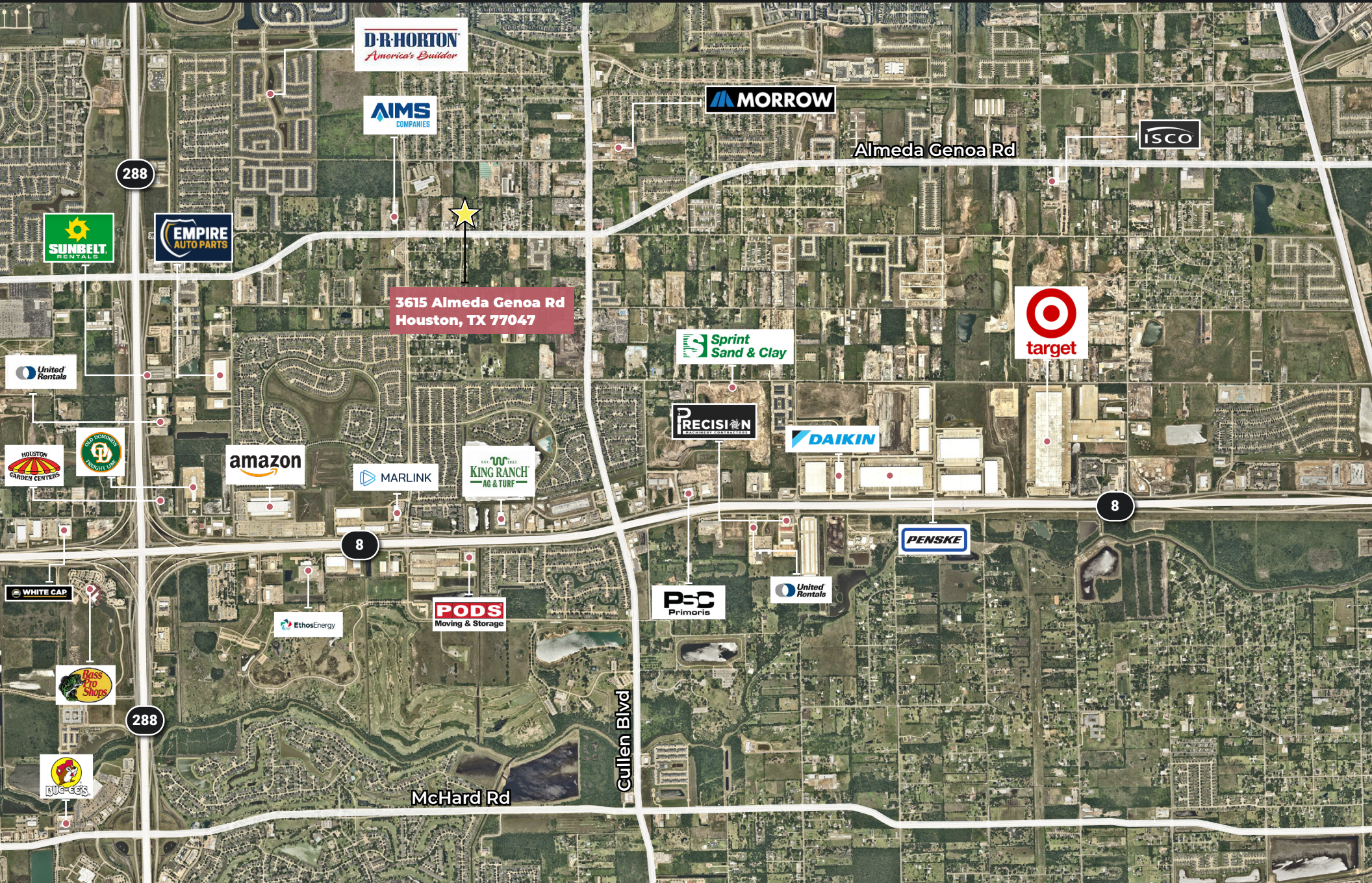
- » ±25,400 SF Total
- » ±3,000 SF Office Area
- » ±22,400 SF Warehouse Area (Two Buildings)
- » ±12' - 22' Clear Heights
- » ±2.35 Total Acres (Paved and Stabilized Yard)
- » Quick access to Hwy 288 and Beltway 8

CAPITAL IMPROVEMENTS

- » Brand new office “Make-Ready”
- » Added stabilization of storage yard
- » Installation of additional grade level doors
- » Removal of items in warehouse to make clear span
- » Removal of 2 storage buildings in truck court to create additional paved outdoor storage space
- » New warehouse LED lighting
- » Installation of metal warehouse siding
- » Added fencing

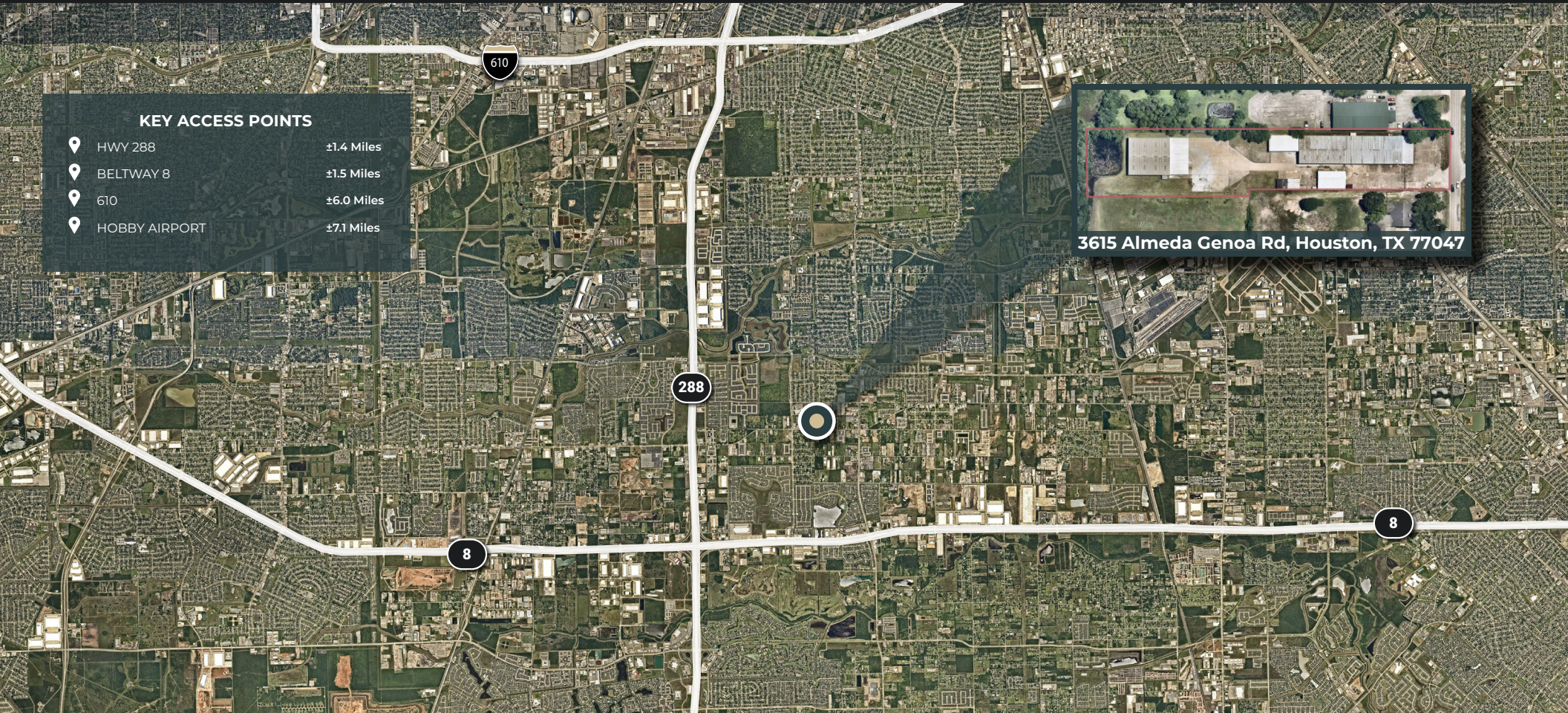


Local Map



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Local Map



KEY ACCESS POINTS

📍	HWY 288	±1.4 Miles
📍	BELTWAY 8	±1.5 Miles
📍	610	±6.0 Miles
📍	HOBBY AIRPORT	±7.1 Miles

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